

**INDEPENDENT AUDITORS' REPORT
TO THE BOARD OF DIRECTORS OF
ADITYA BIRLA HOUSING FINANCE LIMITED**

1. We have audited the accompanying Statement of Financial Results of **ADITYA BIRLA HOUSING FINANCE LIMITED** (the "Company") for the year ended March 31, 2017 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared on the basis of the related financial statements which is in accordance with the Accounting Standards prescribed under Section 133 of the Companies Act, 2013, as applicable and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement.
2. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the Statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the Statement.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

3. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
 - (i) is presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015;
 - (ii) has been prepared in accordance with the relevant Prudential norms issued by the National Housing bank in respect of Income recognition, asset classification, provisioning and other related matters; and

- (iii) gives a true and fair view in conformity with the aforesaid Accounting Standards and other accounting principles generally accepted in India of the net loss and other financial information of the Company for the year ended March 31, 2017.
4. The Statement includes the results for the half year ended March 31, 2017 being the balancing figure between audited figures in respect of the full financial year and the published year to date figures up to half year of the current financial year which were audited by us.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm Reg. No. 117366W/W-100018)



Mukesh Jain
Partner
Membership No.108262

Mumbai, April 26, 2017

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ADITYA BIRLA HOUSING FINANCE LIMITED
 Regd office: Indian Rayon Compound Veraval Gujarat, 362266
 CIN: U65922GJ2009PLC083779
 website: www.adityabirlahomeloans.com

FINANCIAL RESULTS FOR THE YEAR ENDED MARCH 31, 2017

(Rs. in Lacs)

FINANCIAL RESULTS	Six months ended March 31		Year Ended March 31	Year Ended March 31
	2017 (Un-audited)	2016 (Un-audited)	2017 (Audited)	2016 (Audited)
(1) Interest Earned (a)+(b)	18,098.75	7,398.40	31,469.76	10,144.69
(a) Interest on Advances	17,110.97	6,690.90	29,769.73	8,940.85
(b) Others	987.78	707.50	1,700.03	1,203.84
(2) Other Income	-	-	-	0.70
(3) Total Income (1)+(2)	18,098.75	7,398.40	31,469.76	10,145.39
(4) Interest Expended	11,917.24	4,683.70	21,121.01	5,964.69
(5) Operating Expenses: (i)+(ii)+(iii)+(iv)+(v)	5,138.09	3,616.36	10,546.37	6,210.21
(i) Employees Cost	2,862.24	1,644.18	5,121.17	2,806.29
(ii) Brokerage & Commission	748.39	667.91	1,398.47	1,245.50
(iii) Legal & Professional Charges	445.62	303.68	758.91	465.55
(iv) Advertisement Charges	8.97	126.23	1,231.18	126.36
(v) Other Operating Expenses	1,072.87	874.36	2,036.64	1,566.51
(6) Total Expenditure:(4)+(5)	17,055.33	8,300.06	31,667.38	12,174.90
(7) Operating Profit/(Loss) before Provisions and Contingencies (3-6)	1,043.42	(901.66)	(197.62)	(2,029.51)
(8) Provisions (other than tax) and Contingencies	789.55	621.16	1,352.06	992.35
(9) Exceptional items	-	-	-	-
(10) Profit / (Loss) from Ordinary Activities before Tax (7-8-9)	253.87	(1,522.82)	(1,549.68)	(3,021.86)
(11) Tax Expenses (including Deferred Tax)	-	-	-	-
(12) Net Profit/(Loss) from Ordinary Activities after Tax (10-11)	253.87	(1,522.82)	(1,549.68)	(3,021.86)
(13) Extraordinary Items (net of tax expenses)	-	-	-	-
(14) Net Profit/(Loss) for the period/year (12-13)	253.87	(1,522.82)	(1,549.68)	(3,021.86)
(15) Paid Up Equity Share Capital (Face Value of Rs.10 each)	33,305.00	23,925.00	33,305.00	23,925.00
(16) Reserve excluding Revaluation Reserve	3,443.43	(3,448.89)	3,443.43	(3,448.89)
(17) Analytical Ratio's				
(i) Capital Adequacy Ratio (%)	12.52%	12.38%	12.52%	12.38%
(ii) Earnings Per Share - Basic (Rs.) not annualised	0.08	(0.78)	(0.49)	(2.07)
Diluted (Rs.) not annualised	0.08	(0.78)	(0.49)	(2.07)
(18) Non -Performing Assets (NPA) Ratios				
(a) Amount of Gross Non-Performing Assets	1,394.05	329.90	1,394.05	329.90
(b) Amount of Net Non-Performing Assets	1,151.14	279.90	1,151.14	279.90
(c) Gross NPA (%)	0.34%	0.17%	0.34%	0.17%
(d) Net NPA (%)	0.28%	0.14%	0.28%	0.14%
(19) Return on Assets (not annualised) (%)	0.07%	-1.22%	-0.42%	-3.65%

Notes :

- The above financial results have been reviewed by the Audit Committee and approved by the Board at its Meeting held on April 26, 2017.
- The Company operates in a single reportable segment that is housing finance which has similar risk and returns for the purpose of AS-17 on 'Segment Reporting' notified under Companies (Accounting Standard) Rules, 2006 (as amended). The Company operates in a single geographical segment i.e. domestic.
- During the year ended 31 March 2017, 93,800,000 equity shares of Rs.10 each were subscribed at a premium of Rs. 9 each by M/s Aditya Birla Financial Services Limited, the holding company.
- The statement referred to in Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is available on the website of the Company i.e. www.adityabirlahomeloans.com
- Statement of assets and liabilities as disclosed in Annexure 1.
- Previous year/period figures have been regrouped / rearranged wherever necessary to conform to the current year/period figures. The results for the half year ended March are derived after deducting results for the half year ended September from the corresponding full year results.

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


 Ajay Srinivasan
 Director


 Satish Mehta
 Director

Place: Mumbai
 Date: April 26, 2017



The statement referred to in Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

1 As provided for in the clause 54(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Listing Agreement entered into with the Stock Exchange the Company has asset cover of Rs. 63,937.07 lacs as on March 31, 2017 (March 31, 2016 Rs 2,506.13 Lacs). The details of security created on assets are as under :

- a) Immovable property at Ahmedabad
- b) Receivables arising from secured and unsecured loans given by the Company
- c) Such other assets which the Company may add from time to time.

2 Ratios: Debt Equity ratio : 9.76
Debt service coverage ratio : 0.17
Interest service coverage ratio : 0.93

3 Net Worth: Rs 36,748.43 Lacs (March 31, 2016 Rs 20,476.11 Lacs)

4 Credit Rating as on March 31, 2017 :

Instrument	Amount in Lacs	Rating Action
Bank Lines Programme	4,15,000	[ICRA]AA+(stable)/[ICRA]A1+ assigned
Non-Convertible Debenture Programme	1,00,000	[ICRA]AA+(stable)/ [India Ratings]AA+(stable)
Subordinated Debt Programme	20,000	[ICRA]AA+(stable)/ [India Ratings]AA+(stable)
Commercial Paper Programme	1,00,000	[ICRA]A1+ Outstanding

5 Since Company has issued NCDs maturing after 31 March , 2017 there is no repayment of principal amount for the year ended March 31, 2017.

6 Housing Finance Companies registered with National Housing Bank are not required to create Debenture Redemption Reserve (DRR) in case of privately placed debentures. Also any requirements to create Capital Redemption Reserve (CRR) is not currently applicable to the Company.

7 No complaint was received from debenture holders for the year ended March 31, 2017 and no complaint was pending at the beginning and end of period.



ADITYA BIRLA HOUSING FINANCE LIMITED

STATEMENT OF ASSET & LIABILITIES AS AT 31ST MARCH 2017

(Rs. in Lacs)

	As at 31-Mar-17	As at 31-Mar-16
EQUITY AND LIABILITIES		
Shareholders' Funds		
Share Capital	33,305.00	23,925.00
Reserves and Surplus	3,443.43	(3,448.89)
Total - (A)	36,748.43	20,476.11
Non-current Liabilities		
Long-term borrowings	2,41,600.00	1,24,000.00
Other long-term liabilities	560.53	4.37
Long-term Provisions	2,301.77	1,009.70
Total - (B)	2,44,462.30	1,25,014.07
Current Liabilities		
Short-term Borrowings	1,17,086.95	26,547.03
Trade Payables	1,973.35	1,226.37
Other Current Liabilities	17,790.90	26,176.12
Short-term Provisions	406.01	245.67
Total - (C)	1,37,257.21	54,195.19
Total - (A)+(B)+(C)	4,18,467.94	1,99,685.37
ASSETS		
Non-current Assets		
Fixed Assets		
Tangible Assets	818.83	680.26
Intangible Assets	129.29	74.73
Intangible Assets under Development	29.66	32.30
	977.78	787.29
Long-term Loans and Advances	3,93,944.87	1,87,803.08
Total - (D)	3,94,922.65	1,88,590.37
Current Assets		
Cash & Bank Balance	51.68	50.99
Short-term Loans and Advances	21,229.54	10,094.92
Other Current Assets	2,264.07	949.09
Total - (E)	23,545.29	11,095.00
Total - (D) + (E)	4,18,467.94	1,99,685.37

