

Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

July 27, 2022

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

Sub: Submission of Documents under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“LODR, 2015”)

Pursuant to Regulation 51 (2) and 52 read with Part B of Schedule III of the Listing Regulations, we wish to inform you that the Board of Directors of the Company at its Meeting held today i.e., July 27, 2022, have, inter alia, considered and approved the Unaudited Financial Results of the Company for the quarter ended June 30, 2022 and have passed a resolution for issuance of Secured and Unsecured Non-Convertible Debentures.

Accordingly, please find enclosed the Unaudited Financial Results for the quarter ended June 30, 2022 along with the Limited Review report issued by Khimji Kunverji & Co LLP, Statutory Auditors of the Company and the disclosures in compliance with Regulations 52(4).

Further, in accordance with Regulation 52(8) of the listing Regulations, the Company would be publishing the Unaudited Financial results for the quarter ended June 30, 2022 in the newspaper.

Thanking you,

For **Aditya Birla Housing Finance Limited**

Swati Singh
Company Secretary

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



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Independent Auditor's review report on unaudited quarterly 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 30 June 2022 ("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 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 the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

Emphasis of Matter

5. We draw attention to Note no. 4 of the Statement, which describes the extent to which the COVID-19 pandemic will impact the Company's operations depending on future developments, which being uncertain, the said note narrates management's proposed future actions based on its assessment of internal as well as external factors and macro level developments. Our conclusion is not modified in respect of this matter.



kkc & associates llp

chartered accountants

(formerly Khimji Kunverji & Co LLP)

Other Matter

6. Attention is drawn to the fact that the unaudited condensed interim financial statements of the Company for the corresponding quarter ended 30 June 2021 were reviewed by predecessor auditors whose report dated 30 July 2021, expressed an unmodified conclusion on those unaudited condensed interim financial statements. Our conclusion is not modified in respect of this matter.

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: 22033494ANRMTY9001



Place: Mumbai

Date: 27 July 2022

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 ENDED JUNE 30, 2022

Rs. in lakh

Particulars	Quarter ended			Year ended
	Jun 30, 2022	Mar 31, 2022	Jun 30, 2021	Mar 31, 2022
	Unaudited			Audited
1 Revenue from operations				
Interest income	30,163.14	29,498.09	29,911.44	1,18,567.54
Fees and commission income	1,104.01	989.87	714.66	2,713.99
Net gain on fair value changes in investments	20.91	-	82.73	234.19
Net gain on derecognition of financial instruments classified under amortised cost category	-	0.90	-	-
Total revenue from operations	31,288.06	30,488.86	30,708.83	1,21,515.72
2 Other income	30.69	25.65	30.76	108.60
3 Total income (1+2)	31,318.75	30,514.51	30,739.59	1,21,624.32
4 Expenses				
Finance costs	16,521.76	16,540.92	18,164.81	69,493.52
Net loss on derecognition of financial instruments classified under amortised cost category	80.09	-	573.83	1,023.69
Impairment of financial instruments	1,469.28	1,197.60	2,694.10	6,446.77
Employee benefit expenses	4,159.25	3,889.74	2,900.95	13,173.98
Depreciation and amortization expenses	297.40	284.39	219.99	1,003.10
Other expenses	1,628.90	1,573.62	1,239.79	5,158.14
Total expenses	24,156.68	23,486.27	25,793.47	96,299.20
5 Profit before tax (3-4)	7,162.07	7,028.24	4,946.12	25,325.12
6 Tax expense				
Current tax	1,922.25	2,290.94	1,234.26	7,108.81
Deferred tax	(352.21)	(771.81)	(139.69)	(1,594.41)
Income tax for earlier years	-	81.43	-	81.43
Total tax expense	1,570.04	1,600.56	1,094.57	5,595.83
7 Profit for the period (5-6)	5,592.03	5,427.68	3,851.55	19,729.29
8 Other comprehensive income				
Items that will not be reclassified to profit or loss				
Re-measurement gains/ (losses) on defined benefit plans	58.83	21.60	9.34	67.66
Income tax effect of above	(14.81)	(5.44)	(2.35)	(17.03)
Items that will be reclassified to profit or loss				
Re-measurement gains/ (losses) on hedge instruments	170.75	106.02	33.07	539.71
Income tax effect of above	(42.97)	(26.68)	(8.32)	(135.83)
Total other comprehensive income	171.80	95.50	31.74	454.51
9 Total comprehensive income (7+8)	5,763.83	5,523.18	3,883.29	20,183.80
10 Paid up equity share capital (Face value of Rs. 10 each)				50,119.77
11 Reserve excluding revaluation reserve				1,21,979.31
12 Earnings per share of Rs. 10 each (not annualised)				
Basic & diluted earnings per share	1.12	1.08	0.77	3.94



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STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2022

Notes:

1. These financial results have been prepared in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirement) 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 financial results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 27, 2022. The statutory auditor of the Company have carried out limited review of the aforesaid results.

4. Estimation uncertainty relating to COVID-19 global health pandemic -

In estimating the expected credit loss (ECL) allowance the Company has taken into consideration internal and certain sources of external information upto the date of approval of these financial results. The Company has also performed sensitivity analysis on the inputs and assumptions used in estimating the ECL allowance and has embedded in its ECL allowance an adjustment of Rs. 964 lakh during the current quarter in addition to the management overlay of Rs. 8,351 lakh embedded until March 31, 2022, for credit risks arising from macro economic factors. Based on the Company's expectations of future economic conditions, it expects to recover the carrying amount of its loan assets. The extent to which health pandemic will impact the Company's provision on financial assets will depend on future developments, which are uncertain. The eventual outcome of impact of the health pandemic may be different from those estimated as on the date of approval of these financial results.

5. On November 12, 2021, Reserve Bank of India issued circular requiring changes to and clarifying certain aspects of Income Recognition and Asset Classification Norms. The Company's management has taken necessary steps to comply with the norms/changes as they become applicable. For quarter ended June 2022, there is no impact on the Financial Results of the Company as provisions are adequately covered by the IND AS provisions.

6. Previous quarter/year figures have been regrouped / rearranged wherever necessary to conform to the current quarter's figures.

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



Rakesh Singh
Rakesh Singh
Director
DIN: 07006067

Place: Mumbai
Date: July 27, 2022



July 27, 2022

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

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:

Sr. No.	Particulars	Disclosures
1	Debt-equity ratio ¹	5.95
2	Debt service coverage ratio	Not applicable
3	Interest service coverage ratio	Not applicable
4	Outstanding redeemable preference shares (quantity and value)	Not applicable
5	Capital redemption reserve/debenture redemption reserve	Not applicable
6	Net worth (Rs. in lakh)	1,77,862.91
7	Net profit after tax (Rs. in lakh)	5,592.03
8	Earnings per share	1.12
9	Current ratio	Not applicable
10	Long term debt to working capital	Not applicable
11	Bad debts to Account receivable ratio	Not applicable
12	Current liability ratio	Not applicable
13	Total debts to total assets ²	0.84
14	Debtors turnover	Not applicable
15	Inventory turnover	Not applicable
16	Operating margin (%)	Not applicable
17	Net profit margin (%) ³	17.86%

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18	Sector specific equivalent ratios:	
	(a) Gross Stage 3	2.16%
	(b) Net Stage 3	1.44%
	(c) Gross NPA	2.84%
	(d) Net NPA	2.18%
	(e) Return on Total Assets (annualised)	1.89%
19	Asset cover available, in case of non-convertible debt securities	1.96 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 June 30, 2022 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.

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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**

Swati Singh
Company Secretary

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