

Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

July 31, 2023

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: Intimation of publication of Financial Results in Newspaper under Regulation 52(8) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulations 52(8) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached the newspaper advertisement regarding the Unaudited Financial Results of the Company for the quarter ended June 30, 2023 published today i.e. July 31, 2023 in Business Standard (all India edition).

The above is for your information and records.

Thanking you

For **Aditya Birla Housing Finance Limited**

Swati Singh
Company Secretary
Membership No: A20388
Swati.singh7@adityabirlacapital.com

Encl: a/a

Aditya Birla Housing Finance Limited

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CIN: U65922GJ2009PLC083779



A walk back in time to Pragati Maidan

VEENU SANDHU & SHREYA NANDI
New Delhi, 30 July

Living cities are in a constant state of change. Sometimes their spaces evolve organically. At other times, the transition is effected externally. Spaces leave behind a story as they change, but not all stories are preserved. Some, though, live on, in private or public records, museums and memories.

Pragati Maidan's is one such story. The space emerged in a glitzy new avatar last week, unrecognisable from the original, with every corner of the redeveloped 123-acre complex shouting "scale". Its showpiece, the International Exhibition-cum-Convention Centre (IECC), now named Bharat Mandapam, is touted to be among the world's top 10 exhibition complexes, its seating capacity of 7,000 larger than the Sydney Opera House in Australia. On display also is cutting-edge technology.

It is as though India is puffing up its chest in pride, pulling out all the stops ahead of the G20 leaders' summit to be hosted at the IECC in September.

Let's turn the clock back though, and revisit the Pragati Maidan that was: A vibrant hub that countries across the world descended on to showcase to India their technological, scientific and intellectual accomplishments. The venue which the Indian industry went to and displayed its best and latest. The destination Delhiites, across age groups and social strata, chose for a day out.

Trade fair? *Chalo* Pragati Maidan. Book fair? *Chalo* Pragati Maidan. Want to watch a movie or a play or attend a concert? *Chalo* Pragati Maidan (remember the open-air Ham-sadhvani and Falaknuma theatres? Or the Shakuntalam hall, which would screen old classics for a fraction of what you'd pay at any other cinema hall in the capital?). The kids need an outing? *Chalo* Pragati Maidan



Hall of Nations, India's first pillar-less building

(remember Appu Ghar, India's very own Disneyland named after the endearing 1982 Asian Games baby elephant mascot?).

Raj Rewal remembers the birth of Pragati Maidan 50 years ago as though it happened yesterday. Rewal is the architect who designed the original layout of Pragati Maidan and its main exhibition venue, the iconic Hall of Nations — India's first pillar-less building and a structure no other country in the world had attempted.

It was 1970. In two years, India would turn 25 as an independent nation. It wanted to commemorate this milestone as a young country determined to make a mark, globally. It intended to do so through Asia '72, an international trade fair where industries from around the world would participate. For this, a venue of scale would be needed. The idea of Pragati Maidan was born.

"There was an architectural competition to design it," recounts Rewal, 88, speaking on phone from Paris. "I was 35 years old (*laughs*) and had worked on what is called a space frame structure in steel in Paris two years earlier." He wondered if that could be replicated for a hot place like Delhi. What he came up with would be the world's largest space frame, 86-metre-wide and 100-foot-high — the Hall of Nations.

"It was to symbolise India's hope and vitality," he says. "Space frames had all been done in steel earlier," but he discovered quickly that the kind of steel tubes needed would not be available in India at the mo-

ment. "So I started thinking in terms of concrete because we in India were good with concrete." Le Corbusier, the Swiss-French architect who designed Chandigarh, had already successfully built in concrete.

Rewal won the competition, but there was scepticism over whether something of this scale could be pulled off in a year-and-a-half. Structural engineer and designer Mahendra Raj came on board. Meanwhile, Rewal used part of his fees to travel the world and explore other structures for possibilities. "I saw one concrete truss structure, a much smaller one, in Italy and that gave me the confidence that what we were doing was correct," he says. Chief Engineer Joseph Durai Raj, who had experience in prefabricated structures, built a prototype and work began.

"It was like being in a battlefield," says Rewal, who spent 20-odd hours a day at the site along with his young team. "Between 300 and 400 workers' families also lived on the site." It was decided that the work would be done in-situ. "We made what is called shattering or *coffrage*, meaning you make a hollow wooden frame and pour concrete and steel bars into it," he says. "It is very labour intensive. The western world could never even think of doing it."

What came together, he says, was the result of "fantastic team effort" and the sheer ability of the labour force. "We are using the word *aatmanirbhar* now. Well, this was it. This was devised as a structure based on

the finest calculations possible, but was handmade."

Pragati Maidan with its Hall of Nations was inaugurated by those who had laboured over it — two workers, a man and a woman — on November 3, 1972, ahead of Asia '72. "Until a week before that nobody thought it would be ready in time, but it was, more or less like the Indian wedding," says Rewal. It wasn't long before it became the centre of Delhi's social life, an urban space of its kind.

A diplomat who played a key role in establishing Pragati Maidan and promoting trade between India and the world, starting with the Asia '72 fair, was Mohammad Yunus Khan. Ambassador to Turkey, Indonesia, Iraq and Spain, he headed the Trade Fair Authority of India, now recognised as the India Trade Promotion Organisation (ITPO), the government's Pragati Maidan-headquartered nodal agency for promoting external trade.

A decade after Asia '72, when India hosted the Asian Games, the control room for coordinating its operations and logistics was set up at Pragati Maidan. Rajiv Gandhi, then MP, was assigned to head a special organising committee constituted to ensure the games went on smoothly. This was Gandhi's first high-profile public assignment and he operated out of an office at Pragati Maidan.

"A microcosm of India, inclusive, welcoming and live all year long, like a mela," is how an architect, who asked not to be named, describes it. "We all had our favourite buildings: Hall of Nations, Joseph Allen Stein's creations, the Nehru Pavilion, the Halls of Industries..."

In 2017, these buildings were demolished, to the shock and dismay of many. Models of the Hall of Nations, though, survive, preserved in the Museum of Modern Art (New York), the Centre Pompidou (Paris) and M+ (Hong Kong).

Rewal hopes that one day, the Hall of Nations complex, which has been acclaimed by major museums of the world as a contemporary monument, would be rebuilt — like the Barcelona Pavilion, a modern classic built in 1929 for the international exposition in Spain, demolished in 1930 and rebuilt in 1986.

AN AWARD AS INSPIRING AS THE MAN



In memoriam of Dr. Subir V. Gokarn
(October 3, 1959–July 30, 2019)

SUBIR GOKARN BEST PAPER AWARD

Cash prize of ₹1.75 lakh and citations for the best 3 papers presented at the Conference

Award supported by the Gokarn family and TVS

INDIRA GANDHI INSTITUTE OF DEVELOPMENT RESEARCH (IGIDR)

20th Macroeconomics and Finance Conference to be held during December 14–16, 2023

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The last date for submission is August 31, 2023

For details, visit the conference website at <http://www.igidr.ac.in/conf/money/mfc20/index.html>

KEYNOTE SPEAKERS

• KENNETH D. WEST

John D. MacArthur and Ragnar Frisch Professor of Economics
University of Wisconsin–Madison

• AMARTYA LAHIRI

Royal Bank Research Professor, Vancouver School of Economics
University of British Columbia

• SAJJID Z. CHINYO

Managing Director and Chief India Economist
J.P. Morgan

Media Partner **Business Standard**
Insight Out

Aditya Birla Housing
Finance Ltd.

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CAPITAL**



DELIVERING ON DREAM HOMES, DELIGHTFUL SERVICE AND A DREAM RUN.

HITTING A HOME RUN

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₹1,620 Cr

LOAN BOOK
₹14,509 Cr

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5.11%

PBT
₹84 Cr

83%↑

19%↑

34bps↑

18%↑

% growth from Jun 30, 2022 to Jun 23, 2023

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

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2023

(₹ in lakh)

Sr. No.	Particulars	Quarter ended	Quarter ended	Year ended
		June 30, 2023	June 30, 2022	March 31, 2023
		(Unaudited)		(Audited)
1	Total income from operations	41,773.09	31,288.06	140,524.82
2	Net profit for the period (before tax, exceptional and/or extraordinary items)	8,449.05	7,162.09	30,852.52
3	Net profit for the period before tax (after exceptional and/or extraordinary items)	8,449.05	7,162.09	30,852.52
4	Net profit for the period after tax (after exceptional and/or extraordinary items)	6,542.34	5,592.05	24,093.07
5	Total comprehensive income for the period [comprising profit for the period (after tax) and other comprehensive income (after tax)]	6,566.35	5,763.85	24,635.33
6	Paid up equity share capital	50,119.77	50,119.77	50,119.77
7	Reserves (excluding revaluation reserve)	-	-	146,680.10
8	Net worth	-	-	196,799.87
9	Paid up debt capital / outstanding debt	-	-	1,058,272.96
10	Outstanding redeemable preference shares	-	-	-
11	Debt equity ratio	6.42	5.95	6.07
12	Earnings per share (of ₹10/- each)(not annualised) (for continuing and discontinued operations) -			
	1. Basic:	1.31	1.12	4.81
	2. Diluted:	1.31	1.12	4.81
13	Capital redemption reserve	-	-	-
14	Debenture redemption reserve	-	-	-
15	Debt service coverage ratio	NA	NA	NA
16	Interest service coverage ratio	NA	NA	NA

- The above is an extract of the Unaudited Financial Results for the year ended June 30, 2023 filed with the Stock Exchanges under Regulation 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Unaudited Financial Results for the quarter ended June 30, 2023 are available on the National Stock Exchange of India Ltd. website (URL: <https://nseindia.com>) and BSE Limited website (URL: <https://www.bseindia.com>) and on the website of the Company (URL: <https://homefinance.adityabirlacapital.com/>).
- For the other line items referred to in Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, pertinent disclosures have been made to the Stock Exchanges and are available on the National Stock Exchange of India Ltd. website (URL: <https://nseindia.com>) and BSE Limited website (URL: <https://www.bseindia.com>) and on the website of the Company (URL: <https://homefinance.adityabirlacapital.com/>).
- These financial results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 27, 2023. The statutory auditor of the Company have carried out the limited review of the aforesaid results.
- 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.

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

Place: Mumbai
Date: July 27, 2023

Pankaj Gadgil
Managing Director & CEO
DIN: 08521239