

Home Finance

Aditya Birla Housing Finance Limited



**ADITYA BIRLA
CAPITAL**

PROTECTING INVESTING FINANCING ADVISING

November 04, 2019

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

Dear Sir/Madam,

Sub: Submission of Documents under SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 (LODR, 2015)

With reference to the subject matter, please find enclosed:

1. Unaudited Financial Results along with Limited Review Report for the half year ended September 30, 2019.
2. Certificate issued under regulation 52 (5) of LODR,2015 by Vistra ITCL (India) Limited (Debenture Trustee).
3. Disclosures pursuant to regulation 52 (4) and other applicable regulations, if any of LODR, 2015 and details related to payment of interest on NCDs and repayment of principal amount (Annexure 1).

Request to kindly take the same on your records.

Thanking you

For **ADITYA BIRLA HOUSING FINANCE LIMITED**


MUTHIAH GANAPATHY
COMPANY SECRETARY

Him

Encl: a/a



Aditya Birla Housing Finance Limited

One Indiabulls Centre, Tower 1, 18th Floor, Jupiter Mills Compound,
841, Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.

www.adityabirlahousingfinance.com

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266

CIN: U65922GJ2009PLC083779

**INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM
STANDALONE FINANCIAL RESULTS**

**TO THE BOARD OF DIRECTORS OF
ADITYA BIRLA HOUSING FINANCE LIMITED**

1. We have reviewed the accompanying Statement of Unaudited Financial Results of **Aditya Birla Housing Finance Limited** (the "Company"), for the six months ended September 30, 2019 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)



Sanjiv Pilgaonkar
(Partner)

(Membership No:039826)

UDIN: 19039826AAAET6269

Place: MUMBAI

Date: October 24, 2019

Aditya Birla Housing Finance Limited

Regd office: Indlan Rayon Compound Veraval Gujarat, 362266
CIN: U65922GJ2009PLC083779
website: www.adityabirlahomeloans.com

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE HALF YEAR ENDED SEPTEMBER 30, 2019

Rs. in lakh

Particulars	Half year ended		Year ended
	September 30, 2019	September 30, 2018	March 31, 2019
	Unaudited	Unaudited	Audited
1 Revenue from operations			
Interest Income	61,462.12	44,530.56	99,889.08
Fees and commission Income	1,635.08	1,555.03	2,468.14
Net gain on fair value changes	380.97	-	147.78
Net gain on derecognition of financial Instruments under amortised cost category	-	-	18.11
Total revenue from operations	63,478.17	46,085.59	102,523.11
2 Other Income	15.66	-	31.79
3 Total Income (1+2)	63,493.83	46,085.59	102,554.90
4 Expenses			
Finance costs	44,830.52	32,575.29	72,137.95
Net loss on derecognition of financial Instruments under amortised cost category	138.78	-	-
Impairment on financial Instruments	2,729.82	969.38	1,875.41
Employee benefit expenses	5,834.54	6,236.23	12,236.44
Depreciation and amortization expenses	562.79	288.11	589.71
Other expenses	1,959.49	2,589.81	4,986.71
Total expenses	56,055.94	42,658.82	91,826.22
5 Profit before tax (3-4)	7,437.89	3,426.77	10,728.68
6 Tax expense			
Current tax	1,859.33	1,311.93	3,748.04
Deferred tax	344.55	(139.65)	(551.02)
Income tax for earlier years	(185.58)	68.71	68.71
Total tax expense	2,018.30	1,240.99	3,265.73
7 Profit for the period (5-6)	5,419.59	2,185.78	7,462.95
8 Other comprehensive Income			
Items that will not be reclassified to profit or loss			
Re-measurement gains/ (losses) on defined benefit plans	(31.55)	4.22	(32.22)
Income tax effect of above	7.94	(1.46)	11.26
Total other comprehensive Income	(23.61)	2.76	(20.96)
9 Total comprehensive Income (7+8)	5,395.98	2,188.54	7,441.99
10 Earnings per share of Rs. 10 each (not annualised)			
Basic & diluted earnings per share	1.14	0.51	1.65



/s/



STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2019

Rs. in lakh

Particulars	As at	As at
	September 30, 2019	March 31, 2019
	Unaudited	Audited
ASSETS		
(1) FINANCIAL ASSETS		
(a) Cash and cash equivalents	3,029.75	8.17
(b) Receivables		
- Trade receivables	587.86	204.14
- Other receivables	-	-
(c) Loans	1,211,700.00	1,144,493.97
(f) Investments	59,056.18	-
(d) Other Financial assets	459.52	396.39
	1,274,833.31	1,145,102.67
(2) NON- FINANCIAL ASSETS		
(a) Current tax assets (net)	1,283.09	694.11
(b) Deferred tax assets (net)	1,552.26	1,781.38
(c) Property, plant and equipment	840.22	873.29
(d) Right to use of Assets	2,569.43	-
(e) Intangible assets under development	171.77	170.12
(f) Other Intangible assets	362.08	358.58
(g) Other non-financial assets	930.74	942.52
	7,709.59	4,820.00
TOTAL ASSETS	1,282,542.90	1,149,922.67
LIABILITIES AND EQUITY		
LIABILITIES		
(1) FINANCIAL LIABILITIES		
(a) Payables		
Trade payables		
(i) total outstanding dues of micro enterprises and small enterprises	3.33	2.11
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	2,820.38	2,614.14
(b) Debt Securities	221,878.30	202,082.92
(c) Borrowings (Other than debt securities)	913,716.35	809,215.03
(d) Lease Liability	2,832.11	-
(e) Other financial liabilities	16,101.41	16,200.95
	1,157,351.88	1,030,115.15
(2) NON- FINANCIAL LIABILITIES		
(a) Provisions	685.51	517.31
(b) Other non-financial liabilities	277.95	258.54
	963.46	775.85
TOTAL LIABILITIES	1,158,315.34	1,030,891.00
(3) EQUITY		
(a) Equity share capital	47,555.67	47,555.67
(b) Other equity	76,671.89	71,476.00
TOTAL EQUITY	124,227.56	119,031.67
TOTAL EQUITY AND LIABILITY	1,282,542.90	1,149,922.67



Notes:

1. 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.
2. 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.
3. These financial results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 24, 2019. The statutory auditors of the Company have carried out limited review of the aforesaid results.
4. Effective April 01, 2019, the Company has adopted Ind AS 116 'Leases' and capitalised assets taken on operating lease. The transition was effected using modified retrospective method and impact thereof of Rs. 200.09 lakhs (net of tax) has been reduced from the retained earnings as at April 01, 2019. In the Statement of Profit and Loss for the current period, the nature of expenses in respect of Operating Lease has changed from lease rent in previous periods to depreciation cost for the right-of-use asset and finance cost for interest accrued on lease liability. Resultantly the related figures for the current period are not comparable with previous periods. The impact of transition on the profit after tax for the half year ended September, 2019 is not material.
5. The recently promulgated Taxation Laws (Amendment) Ordinance 2019, has inserted section 115 BAA in the Income Tax Act, 1961, providing existing domestic companies with an option to pay tax at a concessional rate of 22% plus applicable surcharge and cess. The reduced tax rates come with the consequential surrender of specified deductions/ Incentives. The option needs to be exercised within the prescribed time for filing the return of Income under section 139(1) of the Income Tax Act, 1961, for assessment year (AY) 2020-21 or subsequent AYs. Once exercised, such an option cannot be withdrawn for the same or subsequent AYs. These financial results are prepared on the basis that the Company would avail the option to pay Income tax at the lower rate. Consequently, the opening deferred tax assets has reduced by Rs. 5.28 crore due to restatement at lower rate.
6. Previous period/year figures have been regrouped / rearranged wherever necessary to conform to the current period figures.

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants
ICAI Firm Registration No: 117366W/W-100018



Sanjiv V Pillgaonkar
Partner
Membership No: 039826

Place: Mumbai
Date: October 24, 2019



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



Ajay Srinivasan
Director
DIN: 00121181

Place: Mumbai
Date: October 24, 2019



Rakesh Singh
Director
DIN: 07006067



November 01, 2019

To,
Mr. Muthiah Ganapathy
Company Secretary,
Aditya Birla Housing Finance Limited,
Indian Rayon Compound,
Veraval Junagadh,
Gujarat 362266

Dear Sir,

Sub: Certificate of Debenture Trustee under Regulation 52(5) of SEBI (LODR) Regulations, 2015 for September 30, 2019.

In compliance of the requirements of Chapter V, Regulation 52, Sub – Regulation (4) and (5) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 for Non – Convertible Debt Securities we would like to state as under:

We, Vistra ITCL (India) Limited, are acting as a Debenture Trustee of Aditya Birla Housing Finance Limited ('ABHFL'). for Secured/Unsecured, Listed, Rated, Redeemable, Non-Convertible Debentures issued for Rs. 1499.90 crore (Secured NCD: Rs. 1249.90 crore and Unsecured Sub Debt: Rs. 250 crore) and outstanding for Rs. 1324.90 crore (Secured NCD: Rs. 1074.90 and Unsecured Sub Debt: Rs. 250 crore) as on September 30, 2019.

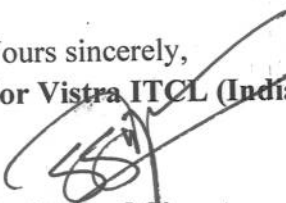
With reference to above, we have received the following documents and have noted its contents without verification:

1. Disclosure in accordance with clause 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the half year ended September 30, 2019.
2. Statement of Unaudited Financial results for the half year ended September 30, 2019.

This certificate has been signed and issued by us based on the documents (as mentioned above) submitted by you.

Thanking You.

Yours sincerely,
For Vistra ITCL (India) Limited


Authorized Signatory

Place: Mumbai

Home Finance

Aditya Birla Housing Finance Limited



**ADITYA BIRLA
CAPITAL**

PROTECTING INVESTING FINANCING ADVISING

November 04, 2019

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 in accordance with clause 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the half year ended September 30, 2019

With reference to the subject matter, please find below information:

Sr.no	Particulars	Disclosures
(a)	Credit rating and change in the credit rating, if any	[ICRA]AAA (Stable) from ICRA and [IND]AAA (Stable) from India Ratings Ltd. There is no change.
(b)	Asset cover available, in case of non-convertible debt securities	1.19
(c)	Debt equity ratio	9.14
(d)	Previous due date for the payment of interest/ dividend for non-convertible redeemable preference shares/redeemable of principal of non-convertible preference shares / non-convertible debt securities and whether the same has been paid or not and	Annexure 1
(e)	Next due date for the payment of interest/dividend of non-convertible preference shares/principal along with the amount of interest/dividend of non-convertible preference shares payable and the redemption amount	Annexure 1
(f)	Debt service coverage ratio	0.25
(g)	Interest service coverage ratio	1.18



Aditya Birla Housing Finance Limited

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841, Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.

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CIN: U65922GJ2009PLC083779

(h)	Outstanding redeemable preference shares (quantity and value)	Not applicable
(i)	Capital redemption reserve / debenture redemption reserve	Not applicable
(j)	Net worth	124,227.56 Lakh
(k)	Net profit after tax	5419.59 Lakh
(l)	Earnings per share	1.14

Request to kindly take the same on your records.

Thanking you

For **ADITYA BIRLA HOUSING FINANCE LIMITED**



MUTHIAH GANAPATHY
COMPANY SECRETARY

MGM



Aditya Birla Housing Finance Ltd.

One Indiabulls Center, Tower 1, 15th Floor, Jupiter Mill Compound,
841, Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.

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CIN: U65922GJ2009PLC083779



PROTECTING INVESTING FINANCING ADVISING

DETAILS OF UNSECURED REDEEMABLE NON CONVERTIBLE SUB-DEBT OUTSTANDING as on

Sr. No.	Series	Allotment Date (dd/mm/yyyy)	Name of the debenture holder (Primary)	No. of Debentures	Amount (Rs. in crores)	Coupon (%)	BSE Listing Date *	NSE Listing Date	Redemption Date	Face Value (Rs.)	Previous Interest Date	Previous Interest Payment Date	Paid in Rs.	Next Interest Payment Date	Interest Amount on Face Value	Interest Payment on Next Due Date	Principal Redemption Amount (Rs. in crores)	Last Repayment Date	ISIN No.	Tenure in Days	Stamp Duty
1	ABHFL Sub Debt Series 'SD1' FY 2016-17	4-Jul-2016	Bhoshanwasi Shri Akshar Purnushottam Swaminarayan Sanstha	150	15	9.10%	9-Feb-2018	12-Jul-2016	3-Jul-2026	10,00,000	04 July 2017	04 July 2017	1,36,50,000	4-Jul-2019	91,000	1,36,50,000	15	9-Jul-2026	INE811R0B019	3651	3,75,000
2	ABHFL Sub Debt Series 'SD2' FY 2016-17	7-Jul-2016	IPCL Employees Post-Retirement Medical Benefits Trust	100	10	9.10%	9-Feb-2018	12-Jul-2016	7-Jul-2026	10,00,000	07 July 2017	07 July 2017	91,00,000	7-Jul-2019	91,000	91,00,000	10	7-Jul-2026	INE811R0B027	3652	2,50,000
3	ABHFL Sub Debt Series 'SD3' FY 2016-17	13-Jul-2016	A. K. Capital Finance Pvt. Ltd	130	13	9.10%	9-Feb-2018	20-Jul-2016	13-Jul-2026	10,00,000	13 July 2017	13 July 2017	1,18,30,000	13-Jul-2019	91,000	1,18,30,000	13	13-Jul-2026	INE811R0B035	3652	3,75,000
4	ABHFL Sub Debt Series 'SD3' FY 2016-17	13-Jul-2016	Bharat Electronics Limited Provident Fund-1	20	2	9.10%	9-Feb-2018	20-Jul-2016	13-Jul-2026	10,00,000	13 July 2017	13 July 2017	18,20,000	13-Jul-2019	91,000	18,20,000	2	13-Jul-2026	INE811R0B035	3652	-
5	ABHFL Sub Debt Series 'SD4' FY 2016-17	26-Jul-2016	AUM CAPITAL MARKET PVT LTD	250	25	8.99%	9-Feb-2018	29-Jul-2016	24-Jul-2026	10,00,000	26 July 2017	26 July 2017	2,24,75,000	26-Jul-2019	89,900	2,24,75,000	25	24-Jul-2026	INE811R0B043	3650	6,25,000
				650	65								5,88,75,000			5,88,75,000	65				16,25,000
6	ABHFL Sub Debt Series 'SD B1' FY 2017-18	17-May-2017	AUM Capital Market Private Limited	250	25	8.50%	9-Feb-2018	22-May-2017	14-May-2027	10,00,000	17 May 2018	17 May 2018	N.A.	17-May-2019	85,000	2,12,50,000	25	14-May-2027	INE811R0B050	3649	12,50,000
7	ABHFL Sub Debt Series 'SD B1' FY 2017-18	17-May-2017	United India Insurance Co. Ltd. Employees Provident Fund	150	15	8.50%	9-Feb-2018	22-May-2017	14-May-2027	10,00,000	17 May 2018	17 May 2018	N.A.	17-May-2019	85,000	1,27,50,000	15	14-May-2027	INE811R0B050	3649	7,50,000
8	ABHFL Sub Debt Series 'SD B1' FY 2017-18	17-May-2017	United India Insurance Co. (Employees Pension Fund)	100	10	8.50%	9-Feb-2018	22-May-2017	14-May-2027	10,00,000	17 May 2018	17 May 2018	N.A.	17-May-2019	85,000	85,00,000	10	14-May-2027	INE811R0B050	3649	5,00,000
9	ABHFL Sub Debt Series 'SD B1' FY 2017-18	17-May-2017	Birla Sun Life Insurance Company Limited	100	10	8.50%	9-Feb-2018	22-May-2017	14-May-2027	10,00,000	17 May 2018	17 May 2018	N.A.	17-May-2019	85,000	85,00,000	10	14-May-2027	INE811R0B050	3649	25,00,000
10	ABHFL Sub Debt Series 'SD C1' FY 2017-18	1-Jun-2017	Reliance Capital Trustee Co. Ltd A/C- Reliance Regular Saving Fund- Balanced Option	250	25	8.50%	9-Feb-2018	6-Jun-2017	1-Jun-2027	10,00,000	01 June 2018	01 June 2018	N.A.	1-Jun-2019	85,000	2,12,50,000	25	1-Jun-2027	INE811R0B068	3652	-
11	ABHFL Sub Debt Series 'SD C1' FY 2017-18	1-Jun-2017	Welspun Energy Pvt. Ltd	250	25	8.50%	9-Feb-2018	6-Jun-2017	1-Jun-2027	10,00,000	01 June 2018	01 June 2018	N.A.	1-Jun-2019	85,000	2,12,50,000	25	1-Jun-2027	INE811R0B068	3652	12,50,000
12	ABHFL Sub Debt Series 'SD C1' FY 2017-18	1-Jun-2017	ICICI Securities Primary Dealership Ltd	250	25	8.50%	9-Feb-2018	6-Jun-2017	1-Jun-2027	10,00,000	01 June 2018	01 June 2018	N.A.	1-Jun-2019	85,000	2,12,50,000	25	1-Jun-2027	INE811R0B068	3652	-
				1,350	135								0			11,47,50,000	135				62,50,000
13	ABHFL Sub Debt Series 'SD C1' FY 2018-19	10-Jun-2019	ICICI Securities Primary Dealership Ltd	500	50	8.94%	12-Jun-2019	17-Jun-2019	8-Jun-2029	10,00,000	NA	NA	N.A.	10-Jun-2019	89,400	4,47,00,000	50	INE811R0B076	3651	12,50,000	
			Total	500	50											4,47,00,000	50				12,50,000
				2,500	250											21,83,25,000	250				91,25,000

* Bonds Listed on BSE for previous FY17, FY18 are subsequently listed