

Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

January 27, 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: 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 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 27, 2023, have, inter alia, considered and approved the following:

1. Unaudited Financial Results of the Company for the quarter and nine months ended December 31, 2022 and
2. Issuance of Secured and Unsecured Non-Convertible Debentures.

Accordingly, please find enclosed the Unaudited Financial Results for the quarter and nine months ended December 31, 2022 along with the Limited Review report issued by KKC & Associates 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 and nine months ended December 31, 2022 in the newspaper.

The Board Meeting commenced at 12:00 noon and concluded at 2:15 pm.

Thanking you,

For **Aditya Birla Housing Finance Limited**

Swati Singh
Company Secretary
Membership No.: 20388
swati.singh7@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.
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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 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 2022 and year to date results for the period from 1 April 2022 to 31 December 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, 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.

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: 23033494BGWS0D5572
Place: Mumbai
Date: 27 January 2023



Aditya Birla Housing Finance Limited

Regd office: Indian Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

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

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER & NINE MONTHS ENDED DECEMBER 31, 2022

Rs. in lakh

Particulars	Quarter ended			Nine Months ended		Year ended
	Dec 31, 2022	Sept 30, 2022	Dec 31, 2021	Dec 31, 2022	Dec 31, 2021	Mar 31, 2022
	Unaudited			Unaudited		Audited
1 Revenue from operations						
Interest income	36,176.47	33,293.19	29,627.30	99,632.80	89,069.45	1,18,567.54
Fees and commission income	917.02	1,010.23	489.54	3,031.26	1,724.12	2,713.99
Net gain on fair value changes	126.89	66.11	58.10	213.91	234.19	234.19
Total revenue from operations	37,220.38	34,369.53	30,174.94	1,02,877.97	91,027.76	1,21,515.72
2 Other income	25.08	72.39	23.46	128.16	82.95	108.60
3 Total income (1+2)	37,245.46	34,441.92	30,198.40	1,03,006.13	91,110.71	1,21,624.32
4 Expenses						
Finance costs	19,508.57	18,013.95	17,332.53	54,044.28	52,952.60	69,493.52
Net loss on derecognition of financial instruments classified under amortised cost category	1,402.02	85.95	195.38	1,568.06	1,024.59	1,023.69
Impairment of financial instruments	1,162.84	1,965.54	1,227.52	4,597.66	5,249.17	6,446.77
Employee benefit expenses	4,498.35	4,474.49	3,291.08	13,132.09	9,284.24	13,173.98
Depreciation and amortization expenses	461.36	349.65	248.63	1,108.41	718.71	1,003.10
Other expenses	2,371.32	1,979.68	1,130.77	5,979.90	3,584.52	5,158.14
Total expenses	29,404.46	26,869.26	23,425.91	80,430.40	72,813.83	96,299.20
5 Profit before tax (3-4)	7,841.00	7,572.66	6,772.49	22,575.73	18,296.88	25,325.12
6 Tax expense						
Current tax	1,580.34	2,150.06	1,735.92	5,652.65	4,817.87	7,108.81
Deferred tax	201.82	(506.93)	(255.49)	(657.32)	(822.60)	(1,594.41)
Income tax for earlier years	-	-	-	-	-	81.43
Total tax expense	1,782.16	1,643.13	1,480.43	4,995.33	3,995.27	5,595.83
7 Profit for the period (5-6)	6,058.84	5,929.53	5,292.06	17,580.40	14,301.61	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	(25.41)	23.02	40.33	56.44	46.06	67.66
Income tax effect of above	6.40	(5.79)	(10.15)	(14.20)	(11.59)	(17.03)
Items that will be reclassified to profit or loss						
Re-measurement gains/ (losses) on hedge instruments	222.95	271.23	303.47	664.93	433.69	539.71
Income tax effect of above	(56.11)	(68.27)	(76.37)	(167.35)	(109.15)	(135.83)
Total other comprehensive income	147.83	220.19	257.28	539.82	359.01	454.51
9 Total comprehensive income (7+8)	6,206.67	6,149.72	5,549.34	18,120.22	14,660.62	20,183.80
10 Paid up equity share capital (Face value of Rs. 10 each)						50,119.77
11 Other Equity						1,21,979.31
12 Earnings per share of Rs. 10 each (not annualised)						
Basic & diluted earnings per share in ₹	1.21	1.18	1.06	3.51	2.85	3.94



Aditya Birla Housing Finance Limited

Regd office: Indian Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

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

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER & NINE MONTHS ENDED DECEMBER 31, 2022

Notes:

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 27, 2023. The statutory auditors of the Company have carried out limited review of the aforesaid results.
4. The Reserve Bank of India vide its circular dated 30 September 2022 has categorised list of companies under Scale Based Regulation (SBR) for NBFCs. The Company is categorised in the Middle layer as per earlier framework issued by RBI for NBFCs on 22 October 2021. The Company is taking necessary steps for complying with the applicable requirements of SBR.
5. As on 31 December 2022, the security cover available in respect of secured non-convertible debt securities is 1.18 and the asset cover available in respect of unsecured non-convertible debt securities is 1.51. 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.
6. Previous quarter/period/year figures have been regrouped / rearranged wherever necessary to conform to the current quarter's/ period's figures.

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 27, 2023



(Rupees In lakhs)

Appendix I

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	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 value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not amifiable)	Market Value for Pari passu charge Assets ⁽ⁱⁱⁱ⁾	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+L+M+N)
				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)			Relating to Column F			
LIABILITIES														
Debt securities to which this certificate pertains				Yes	2,52,804				2,52,804				2,52,804	2,52,804
Other debt sharing pari-passu charge with above debt														
Other Debt														
Subordinated Debt	No Charge as unsecured Debt			No			34,082		34,082					
Borrowings	NA			No										
Bank	Pari-Passu Charge			No		6,03,735	3,577		6,07,312					
Debt securities	No Charge as Commercial Paper			No			29,753		29,753					
Others	Exclusive charge on NHB Loan		1,87,730	No					1,87,730					1,87,730
Trade Payables	NA			No			3,136		3,136					
Lease Liabilities	NA			No			4,254		4,254					
Provisions	NA			No			906		906					
Others	NA			No			11,163		11,163					
Total			1,87,730		2,52,804	6,03,735	86,872		11,31,141		1,87,730		2,52,804	4,40,534
Cover on Book Value			1.18		1.51									
Cover on Market Value											1.18		1.51	

Note: We confirm that the company has complied with the covenants mentioned in the placement memorandum of the Secured Redeemable Non-Convertible Debentures for the period ended December 31, 2022.



(Handwritten signature)

Aditya Birla Housing Finance Limited

Related Party Disclosure on a Consolidated basis for the period ended 31st December 2022.

List of Related Parties with whom the Company has transactions :

Holding Company :

Aditya Birla Capital Limited
Grasim Industries Limited (Ultimate Holding)

Fellow Subsidiaries

Aditya Birla Sun Life Insurance Company Limited
Aditya Birla Financial Shared Services Limited
Aditya Birla PE Advisors Private Limited
Aditya Birla Capital Technology Services Limited
Aditya Birla Money Limited
Aditya Birla Insurance Brokers Limited
Aditya Birla Finance Limited
Aditya Birla Sun Life Asset Management Company Limited
Aditya Birla Health Insurance Co. Limited
Aditya Birla Wellness Private Limited
Ultratech Cement Limited

Key Management Personnel:

Mr. Pankaj Gadgil (MD & CEO)
Mr. Netrapal Singh (erstwhile CEO)

a) The following transactions were carried out with related parties in the ordinary course of business:

Rs. In lakhs

Particulars	Holding Company	Fellow Subsidiaries	Key Management personnel	Grand Total
Interest Income	-	-	-	-
Dividend Income	-	-	-	-
Insurance Commission Income	-	223.91	-	223.91
Sale of Services	-	-	-	-
Rent Income	-	50.09	-	50.09
Payment of Other Services	-	-	-	-
Receipts against Reimbursement of Expenses	-	295.05	-	295.05
Interest Expenses	-	64.04	-	64.04
Other Expenses	346.04	3,301.01	-	3,647.05
Advances Given/Paid Back	-	78.23	-	78.23
Payment to Key Managerial Personnel	-	-	396.43	396.43

b) Outstanding balances

Particular	Holding Company	Fellow Subsidiaries	Key Management personnel	Grand Total
Equity Accounted Investment	50,119.77	-	-	50,119.77
NCD Investment	-	1,053.33	-	1,053.33
Security Deposit Receivable	-	85.03	-	85.03
Amount Receivable	-	241.38	-	241.38
Amount Payable	29.02	1,155.08	-	1,184.10



January 27, 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: 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 and nine months ended December 31, 2022:

Sr. No.	Particulars	Disclosures
1	Debt-equity ratio ¹	5.84
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)	1,90,255.29
7	Net profit after tax (Rs. in lakh)	17,580.40
8	Earnings per share	3.51
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	17.07%

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18	Sector specific equivalent ratios:	
	(a) Gross Stage 3	3.50%
	(b) Net Stage 3	2.35%
	(c) Gross NPA	3.50%
	(d) Net NPA	2.35%
	(e) Return on Total Assets (annualised)	1.91%
19	Asset cover available, in case of non-convertible debt securities	1.51% 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, 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.

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.

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PROTECTING INVESTING FINANCING ADVISING

Request to kindly take the same on your records.

Thanking you

For **Aditya Birla Housing Finance Limited**

Swati Singh

Company Secretary

Membership No.: 20388

swati.singh7@adityabirlacapital.com

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