

Indiabulls HOME LOANS

Indiabulls Housing Finance Limited
(CIN: L65922DL2005PLC136029)
Unaudited Consolidated Financial Results
for the quarter and nine months ended December 31, 2018

(Rupees in Crores)

Statement of Consolidated Unaudited Results for the quarter and nine months ended December 31, 2018

Particulars	Quarter ended			Nine Months ended	
	31.12.18	30.09.18	31.12.17	31.12.18	31.12.17
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
1 Revenue from operations	4,236.80	3,980.39	3,419.71	12,107.46	9,591.87
2 Other income (Refer Note 4 & 5)	243.41	274.88	759.30	699.34	1,327.83
3 Total revenue (1+2)	4,480.21	4,255.27	4,179.01	12,806.80	10,919.70
4 Expenses					
Employee benefits expense	205.39	196.31	186.33	610.74	500.81
Finance costs	2,449.23	2,556.37	2,073.72	7,340.75	5,825.77
Depreciation and amortisation expense	11.37	10.94	8.05	30.74	23.35
Other expenses	426.71	105.09	421.68	648.07	910.63
Total expenses	3,092.70	2,868.71	2,689.78	8,630.30	7,260.56
5 Profit before tax (3-4) (Refer Note 5)	1,387.51	1,386.56	1,489.23	4,176.50	3,659.14
6 Tax expense					
Current tax expense (Net of MAT credit entitlement)	171.59	445.35	380.11	940.03	754.07
Deferred Tax Charge / (Credit)	243.10	(93.71)	(30.93)	180.05	107.88
Total Tax Expense	414.69	351.64	349.18	1,120.08	861.95
7 Profit for the Period / Year before share of Profit / (Loss) of Associate(5-6)	972.82	1,034.92	1,140.05	3,056.42	2,797.19
8 Add: Share of Profit / (Loss) of Associate	12.69	9.23	2.27	27.96	15.97
9 Profit for the period / year (7+8)	985.51	1,044.15	1,142.32	3,084.38	2,813.16
10 Less: Share of Profit attributable to Minority Interest	-	-	-	-	-
11 Profit for the period / year attributable to the Shareholders of the Company (9-10)	985.51	1,044.15	1,142.32	3,084.38	2,813.16
12 Other comprehensive income					
Other comprehensive income / loss (net of tax)	(21.92)	90.39	32.13	51.73	(21.24)
13 Total comprehensive income (after tax) (11+12)	963.59	1,134.54	1,174.45	3,136.11	2,791.92
14 Paid-up Equity Share Capital	85.47	85.34	85.19	85.47	85.19

15	Earnings per Share (EPS) before extraordinary items <i>*(EPS for the quarters and nine months are not annualised)</i>					
	-Basic (Amount in Rs.)	23.09	24.48	26.85	72.29	66.25
	-Diluted (Amount in Rs.)	22.95	24.25	26.54	71.76	65.44
	-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00
	Earnings per Share (EPS) after extraordinary items <i>*(EPS for the quarters and nine months are not annualised)</i>					
	-Basic (Amount in Rs.)	23.09	24.48	26.85	72.29	66.25
	-Diluted (Amount in Rs.)	22.95	24.25	26.54	71.76	65.44
	-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00
16	Items exceeding 10% of Total Expenses					
	-ECL for Loan assets / Bad Debts Written Off (Net)	308.01	40.28	317.86	413.13	708.21
	-Expenditure on Corporate Social Responsibility	69.20	0.30	47.55	69.51	47.55

Notes to the Financial Results:

1 The Group has adopted Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015 from April 01, 2018 and the effective date of such transition is April 01, 2017. Such transition has been carried out from the erstwhile Accounting Standards notified under the Act, read with relevant rules issued thereunder and guidelines issued by the National Housing Bank ('NHB') (Collectively referred to as 'the Previous GAAP'). Accordingly, the impact of transition has been recorded in the opening reserves as at April 01, 2017. The corresponding figures presented in these results have been prepared on the basis of the previously published results under previous GAAP for the relevant periods, duly re-stated to Ind AS. These Ind AS adjustments have been reviewed by the statutory auditors.

These financial results have been drawn on the basis of Ind AS accounting standards that are applicable to the Group as at December 31, 2018 based on MCA Notification G.S.R.111(E) and G.S.R. 365(E) dated February 16, 2015 and March 31, 2016 respectively. There is a possibility that these financial results for the current and previous periods may require adjustments due to changes in financial reporting requirements arising from new standards, modifications to the existing standards, guidelines issued by Ministry of Corporate Affairs and NHB / RBI or changes in the use of one or more optional assumptions from full retrospective application of certain Ind AS permitted under Ind AS 101.

2	Reconciliation between financial result previously reported (Previous GAAP) and Ind AS	(Rupees in Crores)	
		Quarter ended	Nine Months ended
		31.12.17	31.12.17
		(Unaudited)	(Unaudited)
	Total profit as per Previous GAAP	1,167.74	2,817.02
	Adjustment on account of effective interest rate / derivatives valuation	(133.99)	(305.33)
	Adjustment due to fair valuation of employee stock options	(26.60)	(47.25)
	Adjustment on account of expected credit loss	9.47	1.13
	Adjustment on account of gain from excess interest spread on assignment transactions and Securitisation	83.93	260.07
	Other Adjustments	(2.95)	17.65
	Tax Impact on above including reversal of Deferred Tax Liability on 36 (1) (viii) for the quarter	44.72	69.87
	Net profit under Ind AS	1,142.32	2,813.16
	Other comprehensive income / loss (net of tax)	32.13	(21.24)

- 3 The consolidated financial results of Indiabulls Housing Finance Limited ('IBHFL', 'the Company') for the quarter and nine months ended December 31, 2018 have been reviewed by the Audit Committee and subsequently approved at the meeting of the Board of Directors held on January 31, 2019. The consolidated financial results have been subjected to a limited review by the Statutory Auditors of the Company.
- 4 The income received/recognised by the Company from its Cash equivalents and Current investments in the form of Dividend Income on Units of Mutual Funds, Profit on appreciation of Mutual Funds (unquoted) and Profit on sale of Current Investments, is included in Other Income above.
- 5 During the quarter ended December 31, 2017, the Company sold approx. one-third of its stake in OakNorth Holdings Limited for Rs. 767.78 Crores and recorded a one-time gain on sale of investment of Rs. 542.44 Crores.
- 6 In the standalone financial statements of Indiabulls Housing Finance Limited, the investment in Oak North Holdings Limited has been accounted for on fair value basis resulting in a net increase in total equity (net worth) of Rs. 2,172.93 crores to Rs. 16,894.44 crores. The consolidated total equity (net worth) does not yet include impact of fair valuation of this investment . Consolidated equity would have increased to Rs. 17,791.85 crores, had this been implemented at the consolidated levels also.
- 7 The Group has availed the exemption provided by Securities and Exchange Board of India (SEBI) vide Circular No. CIR/CFD/FAL/62/2016 in respect of disclosure requirements pertaining to disclosure of financial results and Statement of Assets and Liabilities for the year ended and as at March 31, 2018. Accordingly, the financial results and Statement of Assets and Liabilities for the year ended and as at March 31, 2018 is not disclosed.
- 8 The Company's main business is financing by way of loans for purchase or construction of residential houses, commercial real estate and certain other purposes in India. All other activities of the Company revolve around the main business. Accordingly, there are no separate reportable segments as per IND-AS 108 dealing with Operating Segment.
- 9 Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary.

Indiabulls Housing Finance Limited
(CIN: L65922DL2005PLC136029)
Unaudited Standalone Financial Results
for the quarter and nine months ended December 31, 2018

(Rupees in Crores)

Statement of Standalone Financial Results for the quarter and nine months ended December 31, 2018

Particulars	Quarter ended			Nine Months ended	
	31.12.18	30.09.18	31.12.17	31.12.18	31.12.17
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
1 Revenue from operations	3,819.81	3,612.93	3,172.77	11,033.87	9,032.09
2 Other income (Refer Note 4 & 5)	228.12	268.87	213.65	685.32	769.61
3 Total revenue (1+2)	4,047.93	3,881.80	3,386.42	11,719.19	9,801.70
4 Expenses					
Employee benefits expense	190.96	183.16	171.13	567.90	458.17
Finance costs	2,267.86	2,378.25	1,995.67	6,846.85	5,643.17
Depreciation and amortisation expense	9.90	9.07	6.82	26.49	19.68
Other expenses	225.32	61.61	407.10	383.13	853.34
Total expenses	2,694.04	2,632.09	2,580.72	7,824.37	6,974.36
5 Profit before tax (3-4) (Refer Note 5)	1,353.89	1,249.71	805.70	3,894.82	2,827.34
6 Tax expense					
Current tax expense (Net of MAT credit entitlement)	183.40	396.94	339.21	869.70	663.72
Deferred Tax (Credit) / Charge	217.83	(80.49)	(165.28)	171.25	(21.97)
Total Tax Expense	401.23	316.45	173.93	1,040.95	641.75
7 Profit for the Period / Year (5-6)	952.66	933.26	631.77	2,853.87	2,185.59
8 Other comprehensive income					
Other comprehensive income / loss (net of tax)	(187.26)	202.83	10.97	(54.68)	1,136.24
9 Total comprehensive income (after tax) (7+8)	765.40	1,136.09	642.74	2,799.19	3,321.83
10 Paid-up Equity Share Capital	85.47	85.34	85.19	85.47	85.19
11 Earnings per Share (EPS) before extraordinary items <i>*(EPS for the quarters and nine months are not annualised)</i>					
-Basic (Amount in Rs.)	22.32	21.88	14.85	66.89	51.47
-Diluted (Amount in Rs.)	22.18	21.67	14.68	66.40	50.84
-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00
Earnings per Share (EPS) after extraordinary items <i>*(EPS for the quarters and nine months are not annualised)</i>					
-Basic (Amount in Rs.)	22.32	21.88	14.85	66.89	51.47
-Diluted (Amount in Rs.)	22.18	21.67	14.68	66.40	50.84
-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00
12 Items exceeding 10% of Total Expenses					
-ECL for Loan assets / Bad Debts Written Off (Net)	116.88	8.10	312.75	178.36	671.78
-Expenditure on Corporate Social Responsibility	65.19	0.29	47.55	65.49	47.55

Notes to the Financial Results:

1 The Company has adopted Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015 from April 01, 2018 and the effective date of such transition is April 01, 2017. Such transition has been carried out from the erstwhile Accounting Standards notified under the Act, read with relevant rules issued thereunder and guidelines issued by the National Housing Bank ('NHB') (Collectively referred to as 'the Previous GAAP'). Accordingly, the impact of transition has been recorded in the opening reserves as at April 01, 2017. The corresponding figures presented in these results have been prepared on the basis of the previously published results under previous GAAP for the relevant periods, duly re-stated to Ind AS. These Ind AS adjustments have been reviewed by the statutory auditors.

These financial results have been drawn on the basis of Ind AS accounting standards that are applicable to the Company as at December 31, 2018 based on MCA Notification G.S.R.111(E) and G.S.R. 365(E) dated February 16, 2015 and March 31, 2016 respectively. There is a possibility that these financial results for the current and previous periods may require adjustments due to changes in financial reporting requirements arising from new standards, modifications to the existing standards, guidelines issued by Ministry of Corporate Affairs and NHB or changes in the use of one or more optional assumptions from full retrospective application of certain Ind AS permitted under Ind AS 101.

2	Reconciliation between financial result previously reported (Previous GAAP) and Ind AS	(Rupees in Crores)	
		Quarter ended	Nine Months ended
		31.12.17 (Unaudited)	31.12.17 (Unaudited)
	Particulars		
	Total profit as per Previous GAAP	1,084.05	2,614.17
	Adjustment on account of effective interest rate / derivatives valuation	(102.23)	(261.57)
	Adjustment due to fair valuation of employee stock options	(25.94)	(46.16)
	Adjustment on account of expected credit loss	3.01	(10.79)
	Adjustment on account of gain from excess interest spread on assignment transactions and Securitisation	38.23	214.37
	Other Adjustments	(545.08)	(525.69)
	Tax Impact on above including reversal of Deferred Tax Liability on 36 (1) (viii) for the quarter	179.73	201.26
	Net profit under Ind AS	631.77	2,185.59
	Other comprehensive income / loss (net of tax)	10.97	1,136.24

3 The standalone financial results of Indiabulls Housing Finance Limited ('IBHFL', 'the Company') for the quarter and nine months ended December 31, 2018 have been reviewed by the Audit Committee and subsequently approved at the meeting of the Board of Directors held on January 31, 2019. The standalone financial results have been subjected to a limited review by the Statutory Auditors of the Company.

4 The income received/recognised by the Company from its Cash equivalents and Current investments in the form of Dividend Income on Units of Mutual Funds, Dividend from Subsidiaries, Profit on appreciation of Mutual Funds (unquoted) and Profit on sale of Current Investments, is included in Other Income above.

5 During the quarter ended December 31, 2017, the Company sold approx. one-third of its stake in OakNorth Holdings Limited for Rs. 767.78 Crores and recorded a one-time gain on sale of investment of Rs. 543.33 Crores. The gain has been reclassified to Other Comprehensive Income (OCI) as per the new Indian Accounting Standards. As a result the profit before tax for the nine months and quarter ended December 31, 2017 is lesser to that extent in Statement of Profit and Loss when compared with the numbers as published under the erstwhile accounting standards.

6 The Company has availed the exemption provided by Securities and Exchange Board of India (SEBI) vide Circular No. CIR/CFD/FAL/62/2016 in respect of disclosure requirements pertaining to disclosure of financial results and Statement of Assets and Liabilities for the year ended and as at March 31, 2018. Accordingly, the financial results and Statement of Assets and Liabilities for the year ended and as at March 31, 2018 is not disclosed.

7 During the current quarter, upon exercise of Stock options by the eligible employees, the Company had issued an aggregate of 669,203 (Six Lakh Sixty Nine Thousand Two Hundred and Three) Equity shares of face value Rs. 2/- each. Consequent to the said allotment, the paid-up Equity share capital of the Company stands increased from Rs. 853,391,352/- divided into 426,695,676 Equity shares of face value Rs. 2/- each to Rs. 854,729,758/- divided into 427,364,879 Equity shares of face value Rs. 2/- each.

8 **During the current quarter, ICRA has reaffirmed the following Rating:-**

Non-convertible debenture programme of Rs. 452.00 Billion	[[ICRA]AAA (Reaffirmed)
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9 **During the current quarter, CARE has reaffirmed / assigned the following Ratings:-**

Long-term / Short-term Bank Facilities of Rs. 525.00 Billion	CARE AAA (Outlook:Stable) / CARE A1+ (Reaffirmed)
Proposed Commercial Paper issue of Rs. 150.00 Billion	CARE A1+ (Assigned)
Non-convertible debentures of Rs. 413.00 Billion	CARE AAA (Outlook:Stable) (Reaffirmed)
Subordinate Debt of Rs. 50.00 Billion	CARE AAA (Outlook:Stable) (Reaffirmed)

10 **During the current quarter, CRISIL has reaffirmed the following Ratings:-**

Commercial Paper Programme of Rs. 250.00 Billion	CRISIL A1+ (Reaffirmed)
Non-Convertible Debentures of Rs. 343.00 Billion	CRISIL AAA/Stable (Reaffirmed)
Subordinated Debt of Rs. 25.00 Billion	CRISIL AAA/Stable (Reaffirmed)

11 The Company's main business is financing by way of loans for purchase or construction of residential houses, commercial real estate and certain other purposes in India. All other activities of the Company revolve around the main business. Accordingly, there are no separate reportable segments as per IND-AS 108 dealing with Operating Segment.

12 The third interim dividend of Rs. 10/- per equity share (500% of the face value of Rs. 2/- per equity share) was approved at the meeting of the Board of Directors of the Company held on October 15, 2018 and the Company had transferred Rs. 426.70 Crores (excluding corporate dividend tax) on October 18, 2018 into the designated Dividend Account.

13 The Board of Directors of the Company at its meeting held on January 31, 2019 has declared fourth interim dividend of Rs. 10/- per equity share.

14 Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary.

Registered Office: M-62&63, First Floor, Connaught Place, New Delhi- 110 001.

For and on behalf of the Board of Directors

Place : Mumbai

Date : January 31, 2019

Gagan Banga

Vice-Chairman, Managing Director & CEO