

Indiabulls HOME LOANS

Indiabulls Housing Finance Limited
(CIN: L65922DL2005PLC136029)
Unaudited Consolidated Financial Results
for the quarter ended June 30, 2014

PART I (Rupees in Lakhs)

Statement of Consolidated Unaudited Results for the quarter ended June 30, 2014

Particulars	Quarter ended			Year ended
	30.06.14	31.03.14	30.06.13	31.03.14
	(Unaudited)	(Unaudited) Refer Note 3	(Unaudited)	(Audited)
1 Income from Operations				
a) Income from Operations	131,883.77	124,408.44	115,570.57	518,650.78
b) Other Operating Income	4,873.59	7,827.44	5,399.84	23,288.31
Total Income from operations (net)	136,757.36	132,235.88	120,970.41	541,939.09
2 Expenses				
a) Employee Benefits Expense	7,155.61	5,829.52	6,935.44	26,373.08
b) Depreciation and Amortisation Expense	542.10	181.00	206.78	788.53
c) Other Expenses	10,074.93	18,717.96	8,782.98	42,552.47
Total Expenses	17,772.64	24,728.48	15,925.20	69,714.08
3 Profit from Operations before Other Income, Finance costs & Exceptional Items (1-2)	118,984.72	107,507.40	105,045.21	472,225.01
4 Other Income (Refer Note 2)	23,521.02	24,626.99	13,425.40	54,191.69
5 Profit from ordinary activities before Finance costs & Exceptional Items (3+4)	142,505.74	132,134.39	118,470.61	526,416.70
6 Finance Costs	88,943.89	85,219.46	71,362.82	328,237.61
7 Profit from ordinary activities after Finance costs but before Exceptional Items (5-6)	53,561.85	46,914.93	47,107.79	198,179.09
8 Exceptional Items	-	-	-	-
9 Profit from Ordinary Activities before Tax (7-8)	53,561.85	46,914.93	47,107.79	198,179.09
10 Tax Expense (including Deferred Tax and MAT credit entitlement)	11,184.99	1,764.24	11,957.80	41,325.34
11 Net Profit from Ordinary Activities after Tax (9-10)	42,376.86	45,150.69	35,149.89	156,853.75
12 Extraordinary Items (net of tax expenses Rs. NIL)	-	-	-	-
13 Net Profit for the period / year (11-12)	42,376.86	45,150.69	35,149.89	156,853.75
14 Minority Interest for the period / year	2.56	5.82	305.25	437.71
15 Net Profit from Ordinary Activities after Tax, Share of Profit of Associate and Minority Interest (13-14)	42,374.30	45,144.87	34,844.64	156,416.04
16 Paid-up Equity Share Capital	6,686.55	6,680.85	6,250.22	6,680.85
17 Reserves excluding Revaluation Reserves as per Balance Sheet as on March 31, 2014				557,013.71
18 Minority Interest	193.81	191.24	14,792.36	191.24
19 Earnings per Share (EPS) before extraordinary items <i>*(EPS for the quarters are not annualised)</i>				
-Basic (Amount in Rs.)	12.68*	13.52*	11.15*	47.96
-Diluted (Amount in Rs.)	12.27*	13.44*	10.65*	47.47
-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00
Earnings per Share (EPS) after extraordinary items <i>*(EPS for the quarters are not annualised)</i>				
-Basic (Amount in Rs.)	12.68*	13.52*	11.15*	47.96
-Diluted (Amount in Rs.)	12.27*	13.44*	10.65*	47.47
-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00
20 Items exceeding 10% of Total Expenses				
-Provision for Loan assets / Bad Debts Written Off (Net)	6,518.89	15,199.27	4,792.89	28,344.21

PART II

Select information for the quarter ended June 30, 2014

PARTICULARS OF SHAREHOLDING				
1 Public Shareholding				
- Number of Shares	194,680,280	194,395,049	194,538,884	194,395,049
- Percentage of shareholding	58.23%	58.19%	62.25%	58.19%
2 Promoters and promoter group Shareholding				
a) Pledged/Encumbered				
-Number of shares	-	-	-	-
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	-	-	-	-
- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-
b) Non-encumbered				
-Number of shares	139,647,394	139,647,394	117,972,283	139,647,394
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%
- Percentage of shares (as a % of the total share capital of the company)	41.77%	41.81%	37.75%	41.81%

Notes to the Financial Results:

- 1 Indiabulls Housing Finance Limited (IBHFL) conducts its operations along with its subsidiaries. The Consolidated financial statements are prepared in accordance with the principles and procedures for the preparation and presentation of Consolidated Accounts as set out in the Accounting Standard (AS 21) notified by the Companies (Accounting Standards) Rules, 2006. The financial statements of the parent Company and its subsidiaries have been combined on a line-by-line basis by adding together the book values of like items of assets, liabilities, income and expenses, after eliminating intra-group balances, transactions and resulting unrealised gains / losses. The consolidated financial statements are prepared by applying uniform accounting policies.
- 2 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.
- 3 Figures of quarter ended March 31, 2014 are the balancing figures between audited figures of the Company in respect of the full financial year and the published unaudited year to date figures up to nine months ended December 31, 2013.
- 4 Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary.
- 5 **Segment Results:**

(Rupees in Lakhs)

Particulars	Quarter ended			Year ended
	30.06.14	31.03.14	30.06.13	31.03.14
	(Unaudited)	(Unaudited) Refer Note 3	(Unaudited)	(Audited)
1 Segment Revenue				
Investing & Financing related activities (Refer Note 2)	157,906.71	155,252.38	130,494.32	585,526.17
Fee Income	1,176.54	436.24	744.22	3,444.55
Total	159,083.25	155,688.62	131,238.54	588,970.72
Less: Inter Segment Revenue	-	-	-	-
Income from Operations	159,083.25	155,688.62	131,238.54	588,970.72
2 Segment Results profit before Tax and after Finance costs				
Investing & Financing related activities	52,978.70	47,086.60	47,301.27	198,205.01
Fee Income	720.76	(35.89)	91.13	903.33
Total	53,699.46	47,050.71	47,392.40	199,108.34
Less: Other un-allocable expenditure net off unallocable income	137.61	135.78	284.61	929.25
Total Profit Before Tax	53,561.85	46,914.93	47,107.79	198,179.09
3 Capital Employed (Segment Assets - Segment Liabilities)				
Investing & Financing related activities	608,235.89	603,425.13	554,366.33	603,425.13
Fee Income	(1,842.98)	(1,951.51)	(1,535.07)	(1,951.51)
Unallocable Capital Employed	(48,505.53)	(37,587.82)	(16,641.06)	(37,587.82)
Total	557,887.38	563,885.80	536,190.20	563,885.80

Note: "Fee Income" business segment mainly comprises of Financial Service related fee based advisory services income, selling of Insurance products as a Licensed Corporate Agent; and other related ancillary services.

Indiabulls Housing Finance Limited (as standalone entity)
(CIN: L65922DL2005PLC136029)
Unaudited Standalone Financial Results
for the quarter ended June 30, 2014

(Rupees in Lakhs)				
PART I Statement of Standalone Unaudited Results for the quarter ended June 30, 2014				
Particulars	Quarter ended			Year ended
	30.06.14	31.03.14	30.06.13	31.03.14
	(Unaudited)	(Unaudited) Refer Note 10	(Unaudited)	(Audited)
1 Income from Operations				
a) Income from Operations	127,021.73	121,088.46	111,892.87	501,592.71
b) Other Operating Income	4,621.83	7,981.36	4,397.90	20,817.88
Total Income from operations (net)	131,643.56	129,069.82	116,290.77	522,410.59
2 Expenses				
a) Employee Benefits Expense	6,065.68	4,702.20	6,075.16	22,057.01
b) Depreciation and Amortisation Expense	530.03	174.65	201.96	765.27
c) Other Expenses	9,458.79	16,938.42	8,397.91	39,419.60
Total Expenses	16,054.50	21,815.27	14,675.03	62,241.88
3 Profit from Operations before Other Income, Finance costs & Exceptional Items (1-2)	115,589.06	107,254.55	101,615.74	460,168.71
4 Other Income ^(Refer Note 2)	22,794.62	24,167.59	12,937.68	53,135.01
5 Profit from ordinary activities before Finance costs & Exceptional Items (3+4)	138,383.68	131,422.14	114,553.42	513,303.72
6 Finance Costs	86,558.64	83,140.65	70,847.38	323,224.99
7 Profit from ordinary activities after Finance costs but before Exceptional Items (5-6)	51,825.04	48,281.49	43,706.04	190,078.73
8 Exceptional Items	-	-	-	-
9 Profit from Ordinary Activities before Tax (7-8)	51,825.04	48,281.49	43,706.04	190,078.73
10 Tax Expense (including Deferred Tax and MAT credit entitlement)	10,604.48	2,429.70	11,019.31	39,078.92
11 Net Profit from Ordinary Activities after Tax (9-10)	41,220.56	45,851.79	32,686.73	150,999.81
12 Extraordinary Items (net of tax expense Rs. NIL)	-	-	-	-
13 Net Profit for the period / year (11-12)	41,220.56	45,851.79	32,686.73	150,999.81
14 Paid-up Equity Share Capital	6,686.55	6,680.85	6,250.22	6,680.85
15 Paid-up Debt Capital (consists of Debentures including Perpetual and Subordinated Debt)	1,217,508.00	1,052,508.00	1,019,978.00	1,052,508.00
16 Reserves excluding Revaluation Reserves as per Balance Sheet as on March 31, 2014	-	-	-	540,036.52
17 Debenture Redemption Reserve	-	-	-	-
18 Earnings per Share (EPS) before extraordinary items <i>*(EPS for the quarters are not annualised)</i>				
-Basic (Amount in Rs.)	12.33*	13.73*	10.46*	46.30
-Diluted (Amount in Rs.)	11.94*	13.65*	9.99*	45.83
-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00
Earnings per Share (EPS) after extraordinary items <i>*(EPS for the quarters are not annualised)</i>				
-Basic (Amount in Rs.)	12.33*	13.73*	10.46*	46.30
-Diluted (Amount in Rs.)	11.94*	13.65*	9.99*	45.83
-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00
19 Items exceeding 10% of Total Expenses				
-Provision for Loan assets / Bad Debts Written Off (Net)	6,368.92	13,990.92	4,791.07	27,098.32
PART II				
Select Information for the quarter ended June 30, 2014				
A PARTICULARS OF SHAREHOLDING				
1 Public Shareholding				
- Number of Shares	194,680,280	194,395,049	194,538,884	194,395,049
- Percentage of shareholding	58.23%	58.19%	62.25%	58.19%
2 Promoters and promoter group Shareholding				
a) Pledged/Encumbered				
-Number of shares	-	-	-	-
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	-	-	-	-
- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-
b) Non-encumbered				
-Number of shares	139,647,394	139,647,394	117,972,283	139,647,394
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%
- Percentage of shares (as a % of the total share capital of the company)	41.77%	41.81%	37.75%	41.81%
Particulars	Quarter ended			
	30.06.14			
B INVESTOR COMPLAINTS				
Pending at the beginning of the quarter	Nil			
Received during the quarter	117			
Disposed of during the quarter	117			
Remaining unresolved at the end of the quarter	Nil			

Notes to the Financial Results:

- 1 The consolidated and standalone financial results of Indiabulls Housing Finance Limited ("IHFL", 'the Company') for the quarter ended June 30, 2014 have been reviewed by the Audit Committee and approved at the meeting of the Board of Directors held on July 24, 2014. The financial results pertaining to IBHFL as a standalone entity have been subjected to a limited review by the Statutory Auditors of the Company.
- 2 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.
- 3 During the current quarter, (1) upon the issuance of 150,000 Equity Shares against equivalent Share Warrants and (2) upon exercise of Stock options, vested in terms of - (a) IHFL-IBFSL Employees Stock Option Plan – 2006 – 79,663 Equity Shares, (b) IHFL-IBFSL Employees Stock Option Plan II-2006 – 3,828 Equity Shares and (c) IHFL-IBFSL Employees Stock Option – 2008 – 51,740 Equity Shares, by the eligible employees, the Company had issued an aggregate of 285,231 (Two Lakh Eighty Five Thousand Two Hundred and Thirty One) 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. 668,084,886/- divided into 334,042,443 Equity shares of face value Rs. 2/- each to Rs. 668,655,348/- divided into 334,327,674 Equity shares of face value Rs. 2/- each.
- 4 Subsequent to the quarter end, (1) upon the issuance of 60,000 Equity Shares against equivalent Share Warrants and (2) upon exercise of Stock options, vested in terms of - (a) IHFL-IBFSL Employees Stock Option Plan – 2006 – 39,500 Equity Shares, (b) IHFL-IBFSL Employees Stock Option Plan II-2006 – 30,717 Equity Shares and (c) IHFL-IBFSL Employees Stock Option – 2008 – 80,100 Equity Shares, by the eligible employees, the Company had issued an aggregate of 210,317 (Two Lakh Ten Thousand Three Hundred and Seventeen) 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. 668,655,348/- divided into 334,327,674 Equity shares of face value Rs. 2/- each to Rs. 669,075,982/- divided into 334,537,991 Equity shares of face value Rs. 2/- each.
- 5 During the current quarter, ICRA has upgraded the long-term rating from [ICRA]AA(Stable) (pronounced ICRA double A on stable outlook) to [ICRA]AA+(Stable) (pronounced ICRA double A plus on stable outlook) to the Company's Non Convertible Debenture Programme of Rs. 40.0 Billion.
- 6 Consequent to the de-classification of the Promoters / Promoter Group Entities / Persons Acting in Concert with the Promoters (PACs) of the Company, intimated by the Company to the Exchanges on July 18, 2014, Mr. Rajiv Rattan, Priapus Properties Private Limited, Priapus Real Estate Private Limited, Priapus Developers Private Limited, Priapus Constructions Private Limited, Mr. Saurabh Kumar Mittal, Hespera Infrastructure Private Limited, Hespera Properties Private Limited, Hespera Real Estate Private Limited, Hespera Realty Private Limited and Hespera Realcon Private Limited have ceased to be the Promoters / Promoter Group Entities / PACs of the Company, with effect from July 18, 2014 and their names shall not be included, as such, in any future correspondences / filings by the Company with the Stock Exchanges / other statutory authorities.
- 7 In respect of Non Convertible Debentures (NCDs) the premium/discount on redemption (accrued but not due) for the quarter ended June 30, 2014 amounting to Rs. 4,081.89 Lakhs (for the quarter ended June 30, 2013 amounting to Rs. 5,866.88 Lakhs) has been adjusted net of tax against the Securities Premium Account.
- 8 Debenture issue expenses for the quarter ended June 30, 2014 amounting to Rs. 1,297.49 Lakhs (for the quarter ended June 30, 2013 amounting to Rs. 613.26 Lakhs) has been adjusted net of tax against the Securities Premium Account.
- 9 Vide Circular NHB(ND)/DRS/Pol. 62/2014 dated May 27, 2014, the National Housing Bank (NHB) has directed Housing Finance Companies to provide for a deferred tax liability in respect of the balance in the "Special Reserve" created under Section 36(1)(viii) of the Income Tax Act, 1961. NHB has clarified that the deferred tax liability in respect of the opening balance in the Special Reserve as at April 1, 2014, may be created by adjusting the opening reserves as of that date. Accordingly, the Company has adjusted its opening reserves as at April 1, 2014, with the amount of deferred tax liability in respect of the opening balance in the Special Reserve as of that date. The deferred tax liability in respect of the amount appropriated to Special Reserve during the quarter ended June 30, 2014 amounting to Rs. 1,207.68 Lakhs has been charged to the Statement of Profit and Loss for the said period.
- 10 Figures of quarter ended March 31, 2014 are the balancing figures between audited figures of the Company in respect of the full financial year and the published unaudited year to date figures up to nine months ended December 31, 2013.
- 11 The fourth interim dividend for Financial Year 2013-14 of Rs. 9/- per equity share (450% 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 April 23, 2014 and the Company had transferred Rs. 30,063.82 Lakhs (excluding corporate dividend tax) on April 25, 2014, Rs. 8.88 Lakhs (excluding corporate dividend tax) on April 28, 2014 and Rs. 1.80 Lakhs (excluding corporate dividend tax) (on account of conversion of Warrants after the Board Meeting but before the Record Date) on May 05, 2014 into the designated Dividend Account.
- 12 The Board of Directors of the Company at its meeting held on July 24, 2014 has declared first interim dividend of Rs. 8/- per equity share.

13 Segment Results:

(Rupees in Lakhs)

Particulars	Quarter ended			Year ended
	30.06.14 (Unaudited)	31.03.14 (Unaudited) Refer Note 10	30.06.13 (Unaudited)	31.03.14 (Audited)
1 Segment Revenue				
Investing & Financing related activities <small>(Refer Note 2)</small>	152,571.09	151,447.93	126,079.30	567,017.77
Fee Income	1,072.46	654.47	24.26	1,445.81
Total	153,643.55	152,102.40	126,103.56	568,463.58
Less: Inter Segment Revenue	-	-	-	-
Income from Operations	153,643.55	152,102.40	126,103.56	568,463.58
2 Segment Results profit before Tax and after Finance costs				
Investing & Financing related activities	51,277.68	47,780.13	43,933.70	189,510.81
Fee Income	1,065.23	648.80	16.74	1,417.83
Total	52,342.91	48,428.93	43,950.44	190,928.64
Less: Other un-allocable expenditure net off unallocable income	517.87	147.44	244.40	849.91
Total Profit Before Tax	51,825.04	48,281.49	43,706.04	190,078.73
3 Capital Employed (Segment Assets - Segment Liabilities)				
Investing & Financing related activities	589,667.71	588,291.08	514,664.73	588,291.08
Fee Income	(1,851.55)	(1,863.83)	(1,779.92)	(1,863.83)
Unallocable Capital Employed	(48,253.39)	(39,709.88)	(16,599.04)	(39,709.88)
Total	539,562.77	546,717.37	496,285.77	546,717.37

Note: "Fee Income" business segment mainly comprises of Financial Service related fee based advisory services income, selling of Insurance products as a Licensed Corporate Agent, and other related ancillary services.

- 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

Gagan Banga

Date : July 24, 2014

Vice Chairman & MD