

EHFL/SEC/2016/340

November 10, 2016

**The President**  
**BSE Ltd.**  
Phiroze Jeejeebhoy Towers  
Dalal Street  
Mumbai - 400001

**Listing Department,**  
**National Stock Exchange Limited,**  
Exchange Plaza, C-1, Block 'G'  
Bandra Kurla Complex,  
Bandra (East), Mumbai- 400005

**Sub: Unaudited financial results for the half year ended September 30, 2016**

Dear Sir / Madam,

Pursuant to the regulation 52 of the Securities & Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation 2015, kindly find enclosed the following:-


- i. Unaudited Financial Results along with Limited Review Report from the Auditors Auditor's Report under Regulation 52(1) of the Securities & Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation 2015
- ii. Disclosures under Regulation 52(4) of the Securities & Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation 2015.

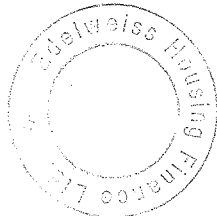
The Certificate of Debenture Trustee under Regulation 52(5) of the said Regulation is being sent separately.

Kindly take the same on record.

Thanking you.

Yours truly,  
for Edelweiss Housing Finance Limited

  
**Kulprakash Singh**  
Company Secretary



**Encl: As above**

# Edelweiss Housing Finance Limited

CIN : U65922MH2008PLC182906

Regd. Off: Edelweiss House, Off C.S.T. Road, Kalina, Mumbai - 400 098, Tel: +91-22-40094400 Fax : +91-22-40194925  
website: www.edelweisshousingfin.com

## Financial Results for the half year ended September 30, 2016

Particulars	Half Year ended		Year ended
	September 30, 2016	September 30, 2015	March 31, 2016
	Unaudited	Unaudited	Audited
1. Interest earned (a)+(b)+(c)+(d)	210.32	102.44	251.53
(a) Interest on loans	210.06	102.22	251.04
(b) Income on investments (including fixed deposits)	0.26	0.22	0.49
(c) Interest on balances with Reserve Bank of India and other inter bank funds	-	-	-
(d) Others	-	-	-
2. Other Income	14.02	8.53	21.81
3. Total Income (1+2)	224.34	110.97	273.34
4. Interest Expended	108.04	58.57	136.86
5. Operating Expenses (i)+(ii)	55.46	22.63	63.17
(i) Employees cost	12.20	11.17	27.44
(ii) Other operating expenses	43.26	11.46	35.73
6. Total Expenditure (4+5) excluding provisions and contingencies	163.50	81.20	200.03
7. Operating Profit before Provisions and Contingencies (3-6)	60.84	29.77	73.31
8. Provisions (other than tax) and Contingencies	6.90	4.03	12.68
9. Exceptional Items	-	-	-
10. Profit (+)/ Loss (-) from Ordinary Activities before tax (7-8-9)	53.94	25.74	60.63
11. Tax expenses	21.60	9.59	22.42
12. Net Profit (+)/ Loss (-) from Ordinary Activities after tax (10-11)	32.34	16.15	38.21
13. Extraordinary items (net of tax expense)	-	-	-
14. Net Profit (+)/ Loss (-) for the period (12-13)	32.34	16.15	38.21
15. Paid-up equity share capital (Face Value of Rs.10 each)	49.35	49.35	49.35
16. Reserves excluding Revaluation Reserves (as per balance sheet of previous accounting year)	-	-	289.23
17. Analytical Ratios			
(i) Capital Adequacy Ratio	16.72%	25.57%	19.40%
(ii) Earnings Per Share (In Rupees) (Basic and Diluted) (See note 2)	6.55	3.27	7.74
18. NPA Ratios			
(a) % of Gross NPA to Total credit exposure	1.13%	0.99%	1.17%
(b) % of Net NPA to Total credit exposure	0.78%	0.77%	0.83%
19. Return on Assets (See note 3)	1.17%	0.93%	0.19%

### Notes:-

1) The above Unaudited Financial Results of Edelweiss Housing Finance Limited ("EHFL" or "the Company") for the half year ended September 30, 2016 have been subjected to a 'Limited Review' by the Statutory Auditors of the Company and have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on November 08, 2016.

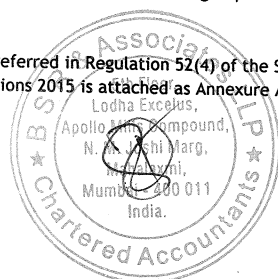
2) Earnings per share for the half year ended September 30, 2016 and September 30, 2015 have been calculated for six months and not annualised.

3) Return on Assets has been computed as a percentage of profit after tax to average total assets and not annualised for half year ended results.

4) As stipulated under section 52 of the Companies Act, 2013, the Company has utilised the securities premium towards the amortisation of premium payable on redemption of debentures of Rs. 4.24 Crores (net of tax) and debentures issue expenses of Rs. 4.67 Crores (net of tax) for the half year ended September 30, 2016.

5) The previous financial year/period figures have been regrouped /reclassified wherever necessary to conform to current financial year/period presentation.

6) The Statement and details as referred in Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015 is attached as Annexure A.



On behalf of the Board of Directors

*Shalinee Mirani*  
Shalinee Mirani

Date: November 08, 2016

Place: Mumbai

Annexure A

Information as required pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015

a) Details of Credit Rating :

Instrument Category	(Rs. In Crores)			
	ICRA	CARE	CARE	Brickworks
i) Long Term Instruments :				
Rating	[ICRA] AA	CARE AA	CARE AA (SO)	BWR AA+
Amount	1,100	800	250	750
ii) Short Term Instruments :				
Rating	NA	NA	NA	NA
Amount	NA	NA	NA	NA

Particulars	Half year ended		Year ended
	Sept 30, 2016	Sept 30, 2015	March 31, 2016
b) Asset Cover available	1.00	1.00	1.00
c) Debt-equity Ratio (D/E)*	6.80	4.41	5.80
d) Debt service coverage ratio (DSCR)**	0.22	0.21	0.19
e) Interest service coverage ratio (ISCR)***	1.50	1.44	1.44
f) Capital redemption reserve	Nil	Nil	Nil
g) Debenture redemption reserve			
h) Net worth (Rs. in Crores)****	361.62	319.80	336.15

\* D/E = "Total debt (Long term + Short term + Current maturities of long term debt)/ Net worth"

\*\* DSCR = "Earnings before Interest and Tax/(Interest +Principal repayments for the next six months)"

\*\*\* ISCR = "Earnings before Interest and Tax/Interest"

\*\*\*\* Net worth = "Share Capital + Reserves and Surplus - Deferred Tax Assets"



Details of previous due date, next due date for the payment of interest and repayment of principal of non convertible debt securities.

(Rs. In Crores)

Sr. no.	ISIN No.	Principal Amount (Face Value)	Previous Due date (1st Apr 2016 to 30th Sept 2016)		Next Due date (1st Oct 2016 to 31st Mar 2017)		Redemption (Principal + Interest) amount
			Interest	Principal	Interest	Principal	
1	INE530L07061	25.00	28-Apr-16	28-Apr-16	NA	NA	NA
2	INE530L07087	3.00	23-Jun-16	23-Jun-16	NA	NA	NA
3	INE530L07038	40.00	NA	NA	NA	17-Nov-16	55.27
4	INE530L07053	25.00	NA	NA	NA	23-Mar-17	34.20
5	INE530L08010	50.00	NA	NA	4-Feb-17	NA	5.63
6	INE530L07210	24.84	1-Sep-16	NA	1-Oct-16	NA	0.19
	INE530L07210	24.84	NA	NA	1-Nov-16	NA	0.20
	INE530L07210	24.84	NA	NA	1-Dec-16	NA	0.19
	INE530L07210	24.84	NA	NA	1-Jan-17	NA	0.20
	INE530L07210	24.84	NA	NA	1-Feb-17	NA	0.20
	INE530L07210	24.84	NA	NA	1-Mar-17	NA	0.18

Note:

- The Company has paid all the due amounts of interest/principal on the respective due dates during the half year ended September 30, 2016.
- The details with regard to the interest/principal are provided in respect of those series, in respect of which the interest/principal payment was done in the previous 6 months (i.e. 1st April 2016 to 30th September 2016) or falling due in the next 6 months (i.e. 1st October 2016 to 31st March 2017).



# B S R & Associates LLP

Chartered Accountants

5th Floor, Lodha Excelus,  
Apollo Mills Compound  
N. M. Joshi Marg, Mahalaxmi  
Mumbai - 400 011  
India

Telephone +91 (22) 4345 5300  
Fax +91 (22) 4345 5399

## Review report

### To the Board of Directors of Edelweiss Housing Finance Limited

We have reviewed the accompanying statement of unaudited financial results of Edelweiss Housing Finance Limited ('the Company') for the half year ended 30 September 2016 ('the Statement'). This Statement has been prepared by the Company pursuant to Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015. This Statement is the responsibility of the Company's management and has been approved by the Board of Directors in its meeting held on 8 November 2016. Our responsibility is to issue a report on the Statement based on our review.

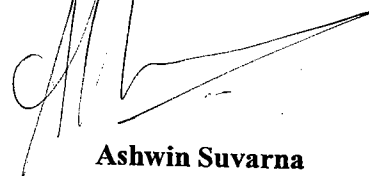
We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of the 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.

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 accounting standards notified under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by the National Housing Bank in respect of income recognition, asset classification, provisioning and other related matters.

For B S R & Associates LLP

Chartered Accountants

Firm's Registration No: 116231 W/W-100024



Ashwin Suvarna

Partner

Membership No: 109503

Mumbai  
8 November 2016