

November 2, 2017

The President

BSE Limited  
Phiroze Jeejeebhoy Towers  
Dalal Street  
Mumbai - 400001

Listing Department,  
National Stock Exchange of India  
Limited,  
Exchange Plaza, C-1, Block 'G'  
Bandra Kurla Complex,  
Bandra (East), Mumbai - 400 005

Sub: Un-Audited financial results for the half year ended September 30, 2017

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. Un-Audited 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 also enclosed for your reference.

Kindly take the same on record.

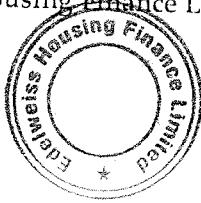
Thanking you.

Yours truly,

for Edelweiss Housing Finance Limited

  
Vineet Mahajan

Director



Encl: As above

**Edelweiss Housing Finance Limited**

Corporate Identity Number : U65922MH2008PLC182906

Registered Office : Edelweiss House, Off CST Road, Kalina, Mumbai 400098 ☎+91 22 4009 4400

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# Price Waterhouse Chartered Accountants LLP

The Board of Directors  
Edelweiss Housing Finance Limited  
Edelweiss House,  
Off CST Road, Kalina,  
Mumbai-400 098

1. We have reviewed the statement of unaudited financial results (the "Statement") of Edelweiss Housing Finance Limited (the "Company") for the half year ended September 30, 2017. The Statement has been prepared by the Company pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations, 2015"), which has been initialled by us for identification purposes. This Statement is the responsibility of the Company's management and has been approved by the Board of Directors. Our responsibility is to issue a report on the Statement based on our review.
2. 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 financial statements are free of material misstatement.
3. 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.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the Statement has not been prepared in all material respects in accordance with the Accounting Standards specified 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 and has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing 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.
5. (a) The financial results of the Company for the half year ended September 30, 2016 were reviewed by another firm of chartered accountants, who vide their report dated November 08, 2016, issued unmodified conclusion.  
(b) The financial statements of the Company for the year ended March 31, 2017 were audited by another firm of chartered accountants, who issued an unmodified opinion vide their report dated May 16, 2017.

Our conclusion is not modified in respect of these matters.



Mumbai  
November 02, 2017

For Price Waterhouse Chartered Accountants LLP  
Firm Registration Number: FRN 012754N/N500016  
Chartered Accountants

*Sharad Vasant*  
Sharad Vasant  
Partner  
Membership Number: 101119

Price Waterhouse Chartered Accountants LLP, 252, Veer Savarkar Marg, Shivaji Park, Dadar (West)  
Mumbai - 400 028  
T: +91 (22) 66691500, F: +91 (22) 66547804 / 07

Registered office and Head office: Sucheta Bhawan, 11A Vishnu Digambar Marg, New Delhi 110 002

Price Waterhouse (a Partnership Firm) converted into Price Waterhouse Chartered Accountants LLP (a Limited Liability Partnership with LLP identity no: LLPIN AAC-5001) with effect from July 25, 2014. Post its conversion to Price Waterhouse Chartered Accountants LLP, its ICAI registration number is 012754N/N500016 (ICAI registration number before conversion was 012754N)

**Unaudited Financial Results for the half year ended September 30,2017**

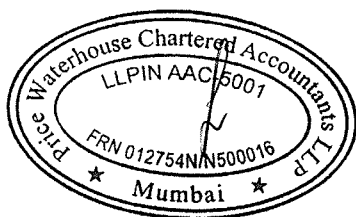
**Statement of profit and loss**

(₹ in Crores except per share data)

	Particulars	Half Year Ended		Year Ended
		September 30,	September 30,	March 31,
		2017	2016	2017
		(Unaudited)	(Unaudited)	(Audited)
<b>I.</b>	<b>Revenue from operations</b>	239.63	224.02	465.27
<b>II.</b>	<b>Other income</b>	0.82	0.32	1.64
<b>III.</b>	<b>Total Revenue (I+II)</b>	<b>240.45</b>	<b>224.34</b>	<b>466.91</b>
<b>IV.</b>	<b>Expenses</b>			
	Employee benefits expense	22.25	12.20	36.97
	Finance costs	129.00	108.04	228.51
	Depreciation and amortisation expense	0.97	0.73	1.79
	Other expenses	42.06	49.43	100.53
	<b>Total expenses</b>	<b>194.28</b>	<b>170.40</b>	<b>367.80</b>
<b>V.</b>	<b>Profit before tax (III - IV)</b>	<b>46.17</b>	<b>53.94</b>	<b>99.11</b>
<b>VI.</b>	<b>Tax expenses:</b>			
	(1) Current tax	13.11	19.57	37.86
	(2) Deferred tax	2.61	2.03	(6.69)
<b>VII.</b>	<b>Profit for the period / year (V - VI)</b>	<b>30.45</b>	<b>32.34</b>	<b>67.94</b>
<b>VIII.</b>	<b>Earnings per equity share in Rupees (Face value Re. 1 each) (Refer note 4)</b>			
	(1) Basic	6.17	6.55	13.77
	(2) Diluted	6.17	6.55	13.77

Note :

- Edelweiss Housing Finance Limited (the 'Company') has prepared unaudited financial results (the 'Statement') for the half year ended September 30, 2017 in accordance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'Listing Regulations, 2015') and the Accounting Standards specified under section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 as updated by the Companies (Accounting Standards) Amendments Rule, 2016 and the relevant provision of the Companies Act, 2013, as applicable.
- There has been no change in significant accounting policies during the half year ended September 30, 2017 as compared to financial year ended March 31, 2017.
- The above unaudited financial results of the Company are reviewed and recommended by the Audit Committee and have been taken on record by the Board of Directors at its meeting held on November 2, 2017. The Statutory Auditors have carried out "Limited Review" of the half year ended September 30, 2017.
- Earnings per share for the half year ended September 30, 2017 and September 30, 2016 have been calculated for six months and not annualised.
- Previous period's / year's figures have been regrouped/reclassified wherever necessary to correspond with the current period's classification/ disclosure.

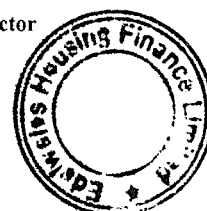


Date : November 2, 2017  
 Place : Mumbai

On behalf of the Board of Director

*Vineet Mahajan*  
 Vineet Mahajan  
 Director

DIN : 07253615



**Edelweiss Housing Finance Limited**

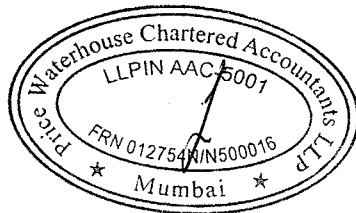
**Unaudited Financial Results for the half year ended September 30,2017**

**Balance Sheet**

(₹ in Crores)

	Particulars	As at	
		September 30,	March 31,
		2017	2017
		(Unaudited)	(Audited)
<b>I</b>	<b>EQUITY AND LIABILITIES</b>		
(1)	<b>Shareholders' funds</b>		
	(a) Share capital	49.35	49.35
	(b) Reserves and surplus	374.59	344.35
		<b>423.94</b>	<b>393.70</b>
(2)	<b>Non-current liabilities</b>		
	(a) Long-term borrowings	2,202.83	2,003.31
	(b) Other long-term liabilities	36.82	30.90
	(c) Long-term provisions	31.72	36.31
		<b>2,271.37</b>	<b>2,070.52</b>
(3)	<b>Current liabilities</b>		
	(a) Short-term borrowings	177.00	224.06
	(b) Trade payables		
	i) Total outstanding dues of micro enterprises and small enterprises	-	-
	ii) Total outstanding dues other than micro enterprises and small enterprises	17.72	15.46
	(c) Other current liabilities	804.66	688.53
	(d) Short-term provisions	19.99	8.77
		<b>1,019.37</b>	<b>936.82</b>
	<b>TOTAL</b>	<b>3,714.68</b>	<b>3,401.04</b>
<b>II</b>	<b>ASSETS</b>		
(1)	<b>Non-current assets</b>		
	(a) Fixed assets		
	(i) Tangible assets	3.71	3.32
	(ii) Intangible assets	0.25	0.34
	(iii) Capital work in progress	-	0.00
	(b) Deferred tax assets (net)	6.51	9.12
	(c) Long-term loans and advances	2,314.33	2,102.15
	(d) Other non-current assets	1.06	6.05
		<b>2,325.86</b>	<b>2,120.98</b>
(2)	<b>Current assets</b>		
	(a) Trade receivables	11.84	5.21
	(b) Cash and bank balances	26.95	45.59
	(c) Short-term loans and advances	1,316.74	1,197.21
	(d) Other current assets	33.29	32.05
		<b>1,388.82</b>	<b>1,280.06</b>
	<b>TOTAL</b>	<b>3,714.68</b>	<b>3,401.04</b>

Date : November 2, 2017  
Place : Mumbai



On behalf of the Board of Directors

*Vineet Mahajan*

Vineet Mahajan  
Director  
DIN : 07253615



**Annexure - A**

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

## a) Details of Credit Rating :

(Rs. In Crores)

Instrument Category	ICRA	CARE	CARE	Brickworks	SMERA	CRISIL
i) Long Term Instruments :						
Rating	[ICRA] AA	CARE AA	CARE AA (SO)	BWR AA+	SMERA AA+	CRISIL AA/Stable
Amount	4000	2150	250	850	100	2535
ii) Short Term Instruments :						
Rating	[ICRA] A1+	CARE A1+	NA	NA	NA	CRISIL A1+
Amount	1000	500	NA	NA	NA	750

	Particulars	Half year ended		Year End
		30 September 2017	30 September 2016	31 March 2017
b)	Asset Cover available	1.00	1.00	1.00
c)	Debt-equity Ratio (D/E) *	7.34	7.01	7.29
d)	Debt service coverage ratio (DSCR)	0.34 **	0.22 **	0.36 ***
e)	Interest service coverage ratio (ISCR) ****	1.36	1.50	1.43
f)	Capital redemption reserve	Nil	Nil	Nil
g)	Outstanding Redeemable Preference shares	Nil	Nil	Nil
h)	Debenture redemption reserve (Rs. in Crores)	12.15	Nil	12.15
i)	Net worth (Rs. in Crores) *****	399.23	361.62	371.28

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

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

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

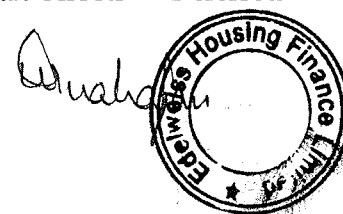
\*\*\*\* ISCR = "Earnings before Interest and Tax/Interest expense"

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

Edelweiss Housing Finance Limited

Corporate Identity Number : U65922MH2008PLC182906

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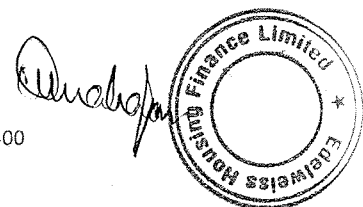
Sr. No.	ISIN No.	Principal Amount (Face Value)	Previous Due date (1 April 2017 to 30 September 2017)		Next Due date (1 October 2017 to 31 March 2018)		Redemption (Principal + Interest) amount
			Interest	Principal	Interest	Principal	
1	INE530L07046	25.00	NA	24-Apr-17	NA	NA	NA
2	INE530L07079	6.00	24-Apr-17	24-Apr-17	NA	NA	NA
3	INE530L07103	5.00	17-Aug-17	17-Aug-17	NA	NA	NA
4	INE530L07095	10.00	12-Sep-17	12-Sep-17	NA	NA	NA
5	INE530L07160	25.00	2-May-17	NA	NA	NA	NA
6	INE530L07178	51.70	19-Jul-17	NA	NA	NA	NA
7	INE530L07194	58.90	19-Jul-17	NA	NA	NA	NA
8	INE530L07228	349.21	19-Jul-17	NA	NA	NA	NA
9	INE530L07210	24.84	3-Apr-17	NA	3-Oct-17	NA	0.21
			2-May-17	NA	1-Nov-17	NA	0.19
			1-Jun-17	NA	1-Dec-17	NA	0.20
			1-Jul-17	NA	1-Jan-18	NA	0.20
			1-Aug-17	NA	1-Feb-18	NA	0.20
			1-Sep-17	NA	1-Mar-18	NA	0.18
10	INE530L07244	175.00	NA	NA	21-Oct-17	NA	16.19
11	INE530L07251	25.00	NA	NA	21-Oct-17	NA	2.31
12	INE530L07129	6.00	NA	NA	24-Oct-17	24-Oct-17	8.15
13	INE530L07137	10.00	NA	NA	5-Dec-17	5-Dec-17	13.29
14	INE530L07111	7.00	NA	NA	19-Jan-18	19-Jan-18	9.74
15	INE530L08010	50.00	NA	NA	5-Feb-18	NA	5.64
16	INE530L07152	8.00	NA	NA	10-Mar-18	10-Mar-18	10.66

Edelweiss Housing Finance Limited

Corporate Identity Number : U65922MH2008PLC182906

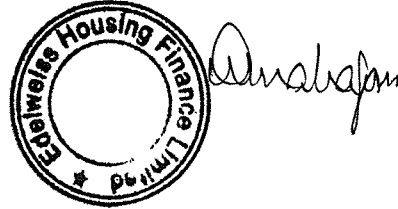
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Note:

- a) The Company has paid all the due amounts of interest/principal on the respective due dates during the half year ended September 30, 2017.
- b) 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. 1<sup>st</sup> April 2017 to 30<sup>th</sup> September 2017) or falling due in the next 6 months (i.e. 1<sup>st</sup> October 2017 to 31<sup>st</sup> March 2018).



**Edelweiss Housing Finance Limited**

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**IDBI Trusteeship Services Ltd**

CIN : U65991MH2001GOI131154

Ref. No.6137/ITSL/OPR/2017



Date: 03<sup>rd</sup> November, 2017

To,  
**Edelweiss Housing Finance Limited**  
Edelweiss House, Off C.S.T. Road,  
Kalina, Mumbai - 400 098

Sub: Certificate under Regulation 52(5) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 for Debentures issued by Edelweiss Housing Finance Limited for the half year ended September 30, 2017.

Dear Sir,

We are acting as Debenture Trustee for the Secured Redeemable Non-Convertible Debentures issued by Edelweiss Housing Finance Limited ("the Company").

In terms of the provisions of Regulations 52(5) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 ("Regulations"), we certify that we have taken note of the disclosures made by the Company in the letter enclosed hereto, under Regulations 52(4) without verification.

Thanking you,

**IDBI Trusteeship Services Limited**

*Meerab Iyer*  
Authorised Signatory



Encl: As above