

Indiabulls HOME LOANS

Indiabulls Housing Finance Limited
(CIN: L65922DL2005PLC136029)
Unaudited Consolidated Financial Results
for the quarter and nine months ended December 31, 2022

(Rupees in Crores)

Statement of Consolidated Unaudited Results for the quarter and nine months ended December 31, 2022

	Particulars	Quarter ended			Nine Months ended		Year ended
		31.12.22	30.09.22	31.12.21	31.12.22	31.12.21	31.03.22
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations						
	(i) Interest Income	1,878.09	2,125.70	2,183.04	5,983.92	6,671.47	8,582.53
	(ii) Fees and commission Income	50.49	26.17	25.91	115.27	65.19	80.91
	(iii) Net gain on fair value changes	61.58	32.54	-	111.83	-	173.25
	(iv) Net gain on derecognition of financial instruments under amortised cost category	348.83	45.37	65.41	432.97	91.17	146.62
	Total Revenue from operations	2,338.99	2,229.78	2,274.36	6,643.99	6,827.83	8,983.31
2	Other Income	0.63	1.55	3.44	4.67	8.79	10.59
3	Total Income (1+2)	2,339.62	2,231.33	2,277.80	6,648.66	6,836.62	8,993.90
4	Expenses						
	Finance Costs	1,389.40	1,410.11	1,576.52	4,294.77	4,698.63	6,241.62
	Net loss on fair value changes	-	-	12.79	-	33.85	-
	Impairment on financial instruments (net of recoveries)	266.52	226.00	53.42	548.30	371.76	463.72
	Employee Benefits Expenses	200.21	137.95	140.26	410.05	355.72	468.42
	Depreciation and amortization	22.99	22.56	20.42	63.55	57.61	77.37
	Other expenses	55.70	41.75	50.30	148.45	135.74	187.00
	Total expenses	1,934.82	1,838.37	1,853.71	5,465.12	5,653.31	7,438.13
5	Profit before tax (3-4)	404.80	392.96	424.09	1,183.54	1,183.31	1,555.77
6	Tax expense						
	Current tax Expense/ (Credit)	19.08	36.74	41.43	104.70	107.67	62.48
	Deferred Tax Charge	94.75	66.74	79.69	211.76	204.64	315.55
	Total Tax Expense	113.83	103.48	121.12	316.46	312.31	378.03
7	Profit for the period / year attributable to the Shareholders of the Company (5-6)	290.97	289.48	302.97	867.08	871.00	1,177.74

8	Other comprehensive income						
	A (i) Items that will not be reclassified to statement of profit or loss						
	(a) Remeasurement gain / (loss) on defined benefit plan	0.30	(5.76)	0.97	(1.66)	(2.55)	1.46
	(b) (Loss) / Gain on equity instrument designated at FVOCI	(4.78)	0.95	(0.03)	(3.83)	69.02	70.13
	(ii) Income tax impact on A above	1.02	1.23	3.48	3.49	(11.44)	(11.82)
	B (i) Items that will be reclassified to statement of profit or loss						
	(a) Effective portion of cash flow hedges	21.63	(98.12)	160.52	257.42	99.38	80.99
	(ii) Income tax impact on B above	(5.45)	24.70	(40.40)	(64.79)	(25.01)	(20.38)
	Total Other comprehensive (loss) / Income (net of tax)	12.72	(77.00)	124.54	190.63	129.40	120.38
9	Total comprehensive income (after tax) (7+8)	303.69	212.48	427.51	1,057.71	1,000.40	1,298.12
10	Paid-up Equity Share Capital	89.72	89.72	89.71	89.72	89.71	89.11
11	Other Equity						16,584.95
12	Earnings per Share (EPS)						
	*(EPS for the quarters and nine months are not annualised)						
	-Basic (Amount in Rs.)	6.49	6.45	6.80	19.34	19.55	26.42
	-Diluted (Amount in Rs.)	6.42	6.41	6.77	19.23	19.47	26.34
	-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00	2.00

Notes to the Financial Results:

- The consolidated financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 – Interim Financial Reporting, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules 2015, as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 as amended from time to time.
- The consolidated financial results of Indiabulls Housing Finance Limited ('IBHFL', 'the Holding Company' or 'the Company') for the quarter and nine months ended December 31, 2022 have been reviewed by the Audit Committee on February 14, 2023 and subsequently approved at the meeting of the Board of Directors held on February 14, 2023. The consolidated financial results have been subjected to a limited review by the Joint Statutory Auditors of the Company.
- Net gain on derecognition of financial instruments under amortised cost category comprises net gain on direct assignment of loans and net gain on derecognition of non-convertible debentures issued by the Group.
- The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The Group will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.
- During the nine months ended December 31, 2022 and in the quarter ended June 30, 2022, the Holding Company has debited additional special reserve created under section 29 (c) as per the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 [earlier: NHB circular no. NHB (ND)/DRS/Pol-No.03/2004-05 dated August 26, 2004] for an amount of Rs. 525 crores in respect of impairment of financial instruments net off related tax impact.
- From the quarter ending December 31, 2022, the Company is in compliance with RBI Circular No. RBI/2021-2022/125 DOR.STR.REC.68/21.04.048/2021-22 dated November 12 2021, related to classification of NPA and up-gradation of accounts classified as NPA.
- The Company along with its wholly owned subsidiary companies Indiabulls Asset Management Company Limited (IAMCL) and Indiabulls Trustee Company Limited, Trustee of IAMCL, (ITCL) has executed definitive transaction document with Nextbillion Technology Private Limited (hereinafter referred to as "Nextbillion"), to divest its entire stake in the business of managing mutual fund, being carried out by IAMCL & ITCL to Nextbillion at an aggregate purchase consideration of INR 175 crores (including cash and cash equivalents of INR 100 Crore, as on closing date) ("Transaction") subject to necessary approvals, as may be required in this regard. SEBI has vide letter no. SEBI/HO/IMD/IMD-I DOF5/P/OW/2022/24612/1 dated June 15, 2022 has given in-principal approval, no objection to Nextbillion to act as a sponsor of Mutual Funds under SEBI (Mutual Funds) Regulations, 1996. In respect of approval of Scheme of Demerger by NCLT, The NCLT, Chandigarh vide its Formal Order dated September 13, 2022 has approved the Scheme and the same has been duly filed with Registrar of Companies on September 22, 2022. SEBI has vide letter dated December 9, 2022 approved the change in controlling interest of IAMCL and granted no objection to Nextbillion to act as a Sponsor of the Mutual Funds under SEBI (Mutual Funds) Regulations, 1996. SEBI approval is awaited for transferring existing PMS business from IAMCL to Indiabulls Investment Management Limited (IIML) (another wholly owned subsidiary of the Company). The sale transaction of IAMCL shall take place only on transfer of existing PMS and AIF business being managed by it to another entity. SEBI no objection towards the change in the Investment Manager (existing 'IAMCL') of Indiabulls AIF (Cat II) & Indiabulls Investment Trust (Cat III) to Proposed Investment Manager (IIML) is also awaited.

- 8 The Group'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. The Holding Company is mainly engaged in the housing finance business and all other activities revolve around the main business of the Company. As an outcome of its asset-light business model and the high levels of liquidity on the balance sheet, as on March 31, 2022, the Holding Company is not meeting the principal business criteria as laid out in circular No. DOR.NBFC (HFC), CC.No.118/03.10.136/2020-21 dated October 22, 2020 issued by the RBI. As per timelines prescribed in para 5.3 of the said RBI Circular, the Holding Company has submitted to the RBI necessary business plan with a roadmap to achieve compliance with principal business criteria by March 31, 2024.
- 9 Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary and/or in accordance with the amendment in Schedule III of the Act.

Indiabulls HOME LOANS

Indiabulls Housing Finance Limited
(CIN: L65922DL2005PLC136029)
Unaudited Standalone Financial Results
for the quarter and nine months ended December 31, 2022

(Rupees in Crores)

Statement of Standalone Unaudited Results for the quarter and nine months ended December 31, 2022

	Particulars	Quarter ended			Nine Months ended		Year ended
		31.12.22	30.09.22	31.12.21	31.12.22	31.12.21	31.03.22
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations						
	(i) Interest Income	1,630.91	1,699.21	1,955.56	5,010.78	5,862.21	7,586.00
	(ii) Dividend Income	-	24.78	-	24.78	-	-
	(iii) Fees and commission Income	30.20	16.61	16.34	64.54	38.42	51.84
	(iv) Net gain on fair value changes	-	21.18	-	-	-	-
	(v) Net gain on derecognition of financial instruments under amortised cost category	324.04	34.99	58.59	389.88	83.64	127.55
	Total Revenue from operations	1,985.15	1,796.77	2,030.49	5,489.98	5,984.27	7,765.39
2	Other Income	3.46	4.07	2.68	12.72	7.98	12.31
3	Total Income (1+2)	1,988.61	1,800.84	2,033.17	5,502.70	5,992.25	7,777.70
4	Expenses						
	Finance Costs	1,260.81	1,265.97	1,493.86	3,901.31	4,397.19	5,864.66
	Net loss on fair value changes	63.30	-	6.87	25.95	43.83	66.02
	Impairment on financial instruments (net of recoveries)	95.13	55.40	71.45	192.54	391.76	214.64
	Employee Benefits Expenses	185.49	128.33	130.50	381.98	329.08	435.15
	Depreciation and amortization	22.39	21.82	19.68	61.47	55.37	74.40
	Other expenses	49.54	36.14	47.12	131.96	121.25	166.93
	Total expenses	1,676.66	1,507.66	1,769.48	4,695.21	5,338.48	6,821.80
5	Profit before tax (3-4)	311.95	293.18	263.69	807.49	653.77	955.90
6	Tax expense						
	Current tax Expense / (Credit)	-	-	-	-	-	-
	Deferred Tax Charge	82.57	70.92	73.67	204.58	166.78	259.79
	Total Tax Expense	82.57	70.92	73.67	204.58	166.78	259.79
7	Profit for the Period / Year (5-6)	229.38	222.26	190.02	602.91	486.99	696.11

8	Other comprehensive income						
	A (i) Items that will not be reclassified to statement of profit or loss						
	(a) Remeasurement gain / (loss) on defined benefit plan	0.32	(5.50)	1.07	(1.69)	(2.32)	1.61
	(b) (Loss) / Gain on equity instrument designated at FVOCI	(4.78)	0.95	(0.03)	(3.83)	69.02	66.25
	(ii) Income tax impact on A above	1.02	1.16	3.45	3.50	(11.50)	(11.85)
	B (i) Items that will be reclassified to statement of profit or loss						
	(a) Effective portion of cash flow hedges	21.63	(98.12)	160.52	257.42	99.38	80.99
	(ii) Income tax impact on B above	(5.45)	24.70	(40.40)	(64.79)	(25.01)	(20.38)
	Total Other comprehensive (loss) / Income (net of tax)	12.74	(76.81)	124.61	190.61	129.57	116.62
9	Total comprehensive income / (loss) (after tax) (7+8)	242.12	145.45	314.63	793.52	616.56	812.73
10	Paid-up Equity Share Capital	94.32	94.32	93.11	94.32	93.11	93.71
11	Other Equity						15,558.62
12	Earnings per Share (EPS)						
	*(EPS for the quarters and nine months are not annualised)						
	-Basic (Amount in Rs.)	4.86	4.71	4.11	12.79	10.53	15.02
	-Diluted (Amount in Rs.)	4.82	4.68	4.09	12.72	10.49	14.98
	-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00	2.00

Notes to the Financial Results:

- The standalone financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 – Interim Financial Reporting, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules 2015, as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time.
- The standalone financial results of Indiabulls Housing Finance Limited ('IBHFL', 'the Company') for the quarter and nine months ended December 31, 2022 have been reviewed by the Audit Committee on February 14, 2023 and subsequently approved at the meeting of the Board of Directors held on February 14, 2023. The standalone financial results have been subjected to a limited review by the Joint Statutory Auditors of the Company.
- Net gain on derecognition of financial instruments under amortised cost category comprises net gain on direct assignment of loans and net gain on derecognition of non-convertible debentures issued by the Company.
- Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC 51/21.04.048/2021-22 dated 24 September 2021**

(a) Details of transfer through assignment in respect of loans not in default during the nine months ended December 31, 2022

Entity	Assignment	Acquisition
Count of Loan accounts Assigned	9823	23
Amount of Loan accounts Assigned (Rs. In Crores)	2,686.42	2,388.30
Retention of beneficial economic interest (MRR)	479.28	-
Weighted Average Maturity (Residual Maturity in months)	224.06	12.70
Weighted Average Holding Period [in months]	5.78	19.71
Coverage of tangible security	1.00	1.00
Rating-wise distribution of rated loans	Unrated	Unrated

(b) Details of stressed loans transferred during the nine months ended December 31, 2022

Number of accounts	44
Aggregate principal outstanding of loans transferred (Rs. in crore)	104.98
Weighted average residual tenor of the loans transferred (in months)	171.09
Net book value of loans transferred (at the time of transfer) (Rs. in crore)	78.73
Aggregate consideration (Rs. in crore)	89.16
Additional consideration realised in respect of accounts transferred in earlier	-
Excess provisions reversed to the Profit and Loss Account on account of sale	-

*Apart from above, the Company has assigned 36 written off loans to ARCs for a purchase consideration of ₹ 13.53 Lakhs during the nine months ended December 31, 2022.

(c) The Company has not acquired any stressed loan during the nine months ended December 31, 2022.

(d) Details on recovery ratings assigned for Security Receipts as on December 31, 2022:

Recovery Rating	Anticipated recovery as per recovery rating	Amount (Rs. In crores)
RR1+	150% and above	2.25
RR1	100% - 150%	1,046.78
Unrated	100% - 150%	58.00
Total		1,107.03

- 5 There are no material deviations, if any, in the use of proceeds of issue of non convertible debt securities from the objects stated in the offer document.
- 6 The secured non-convertible debentures issued by the Company are fully secured by pari passu charge against Immovable Property / Other Financial Assets and pool of Current and Future Loan Receivables of the Company, Including Investments to the extent as stated in the Information Memorandum/Offering Documents/Prospectus. Further, the Company has maintained security cover as stated in the Information Memorandum/Offering Documents/Prospectus.
- 7 The Reserve Bank of India, under Scale Based Regulations (SBR) has categorised the Company in Upper Layer (NBFC-UL) vide its circular dated September 30, 2022. The Company's Board approved its policy/ implementation plan for adhering to Scale Based Regulatory framework as per the prescribed timeline, and has communicated the same to both the RBI and the NHB.
- 8 The Securities Issuance Committee of the Board of Directors of the Company vide resolution dated December 28, 2022 approved and allotted 938,026 NCDs of face value of ₹1,000 each, aggregating to ₹938,026,000 on public issue basis.
- 9 During the current quarter, the Nomination & Remuneration Committee of the Company had at its meeting held on October 13, 2022, granted, under the "Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013", 6,400,000 (Sixty Four Lakh) Stock Options of face value of Rs. 2/- each in the Company at an exercise price of Rs. 130/- per share, out of the lapsed Stock Options, granted earlier, representing an equal number of equity shares of face value of Rs. 2/- each in the Company.
- 10 During the nine months ended December 31, 2022 and in the quarter ended June 30, 2022, the Company has debited additional special reserve created under section 29 (c) as per the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 [earlier: NHB circular no. NHB (ND)/DRS/Pol-No.03/2004-05 dated August 26, 2004] for an amount of Rs. 525 crores in respect of impairment of financial instruments net off related tax impact.
- 11 The Company is mainly engaged in the housing finance business and all other activities revolve around the main business of the Company. Further, all activities are conducted within India and as such there is no separate reportable segment, as per the Ind AS 108 - "Operating Segments" specified under Section 133 of the Act. As an outcome of its asset-light business model and the high levels of liquidity on the balance sheet, as on March 31, 2022, the Company is not meeting the principal business criteria as laid out in circular No. DOR.NBFC (HFC). CC.No.118/03.10.136/2020-21 dated October 22, 2020 issued by the RBI. As per timelines prescribed in para 5.3 of the said RBI Circular, the Company has submitted to the RBI necessary business plan with a roadmap to achieve compliance with principal business criteria by March 31, 2024.
- 12 From the quarter ending December 31,2022, the company is in compliance with RBI Circular No. RBI/2021-2022/125 DOR.STR.REC.68/21.04.048/2021-22 dated November 12 2021, related to classification of NPA and up-gradation of accounts classified as NPA.
- 13 The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.
- 14 Subsequent to the current quarter, on January 27, 2023, Indiabulls Holdings Limited, a wholly owned subsidiary of the Company had suo-moto filed application under Section 248(2) of the Companies Act 2013, for striking off the name of the Company from the Register of Companies maintained by the RoC.
- 15 Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary and/or in accordance with the amendment in Schedule III of the Act.

Registered Office: Building No. 27, 5th Floor, KG Marg, New Delhi-110001.

For and on behalf of the Board of Directors

Place : Mumbai
Date : February 14, 2023

Gagan Banga
Vice-Chairman, Managing Director & CEO

Indiabulls Housing Finance Limited (as standalone entity)		
(CIN: L65922DL2005PLC136029)		
Unaudited Standalone Financial Results for the quarter and nine months ended December 31, 2022		
Additional Information in Compliance with the provisions of Regulation 52(4) of the SEBI (Listing Obligations And Disclosure Requirements) Regulations, 2015		
	Particulars	As on December 31, 2022
1	Debt Equity Ratio ((Debt Securities + Borrowings (Other than Debt Securities) + Subordinated liabilities) / Own Funds)	2.96
2	Debt Service Coverage Ratio	Not Applicable, being an HFC
3	Interest Service Coverage Ratio	Not Applicable, being an HFC
4	Outstanding Redeemable Preference Shares (quantity and value)	N.A.
5	Capital Redemption Reserve (Rs. in Crores)	0.36
6	Debenture Redemption Reserve (Rs. in Crores)	146.39
7	Net worth (Rs. in Crores)	15,983.89
8	Net Profit after Tax (Rs. in Crores)	602.91
9	Earnings per Share (EPS) - Basic (Amount in Rs.) - not annualised	12.79
	- Diluted (Amount in Rs.) - not annualised	12.72
10	Current Ratio	Not Applicable, being an HFC
11	Long term debt to working capital	Not Applicable, being an HFC
12	Bad debts to Account receivable ratio	Not Applicable, being an HFC
13	Current liability ratio	Not Applicable, being an HFC
14	Total debts to total assets (Debt Securities + Borrowings (Other than Debt Securities) + Subordinated liabilities) / Total Assets	0.70
15	Debtors turnover	Not Applicable, being an HFC
16	Inventory turnover	Not Applicable, being an HFC
17	Operating Margin	Not Applicable, being an HFC
18	Net profit Margin (Profit after tax / Total Income)	
	As on Quarter ended 31 December 2022	11.53%
	As on Nine months ended 31 December 2022	10.96%

Other Ratios (not subjected to review)		
1	% of Gross Non Performing Assets (Gross NPA / Loan Book)	4.49%
2	% of Net Non Performing Assets (Net NPA / Loan Book)	2.97%
3	Liquidity Coverage Ratio (%) for Q3 FY 23 (Regulatory Requirement - 60%)	84%
4	Capital to risk-weighted assets ratio (Calculated as per RBI guidelines)	25.20%