

**UNAUDITED STANDALONE FINANCIAL RESULTS FOR
THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2018**

**PART I – STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR
ENDED SEPTEMBER 30, 2018**

₹ in Crore

PARTICULARS	Quarter ended	Quarter ended	Quarter ended	Six Months ended	Six Months ended
	30-Sep-18	30-Jun-18	30-Sep-17	30-Sep-18	30-Sep-17
	Reviewed				
Revenue from Operations					
(i) Interest Income	9,673.31	9,094.22	8,113.64	18,767.53	16,142.81
(ii) Dividend Income	5.77	585.85	536.59	591.62	596.47
(iii) Rental Income and Income From Leases	17.54	39.96	14.61	57.50	29.59
(iv) Fees and commission Income	50.58	28.83	34.56	79.41	59.73
(v) Net gain on fair value changes	101.10	56.80	15.02	157.90	32.51
(vi) Profit on Sale of Investments	1,000.02	0.22	63.09	1,000.24	64.93
(vii) Income on derecognised (assigned) loans	397.29	141.47	225.70	538.76	362.82
I Total Revenue from Operations	11,245.61	9,947.35	9,003.21	21,192.96	17,288.86
II Other Income	11.35	4.63	4.16	15.98	8.49
III Total Income (I+II)	11,256.96	9,951.98	9,007.37	21,208.94	17,297.35
Expenses					
(i) Finance Cost	7,044.53	6,352.68	5,844.98	13,397.21	11,599.26
(ii) Impairment on financial instruments (Expected Credit Loss)	401.30	19.70	(61.63)	421.00	102.00
(iii) Employee Benefit Expenses	127.56	324.26	387.17	451.82	594.70
(iv) Depreciation and Amortisation	13.36	12.98	12.29	26.34	24.16
(v) Establishment Expenses	24.48	35.56	23.01	60.04	55.79
(vi) Other Expenses	156.65	136.80	86.87	293.45	184.41
IV Total Expenses (IV)	7,767.88	6,881.98	6,292.69	14,649.86	12,560.32
V Profit Before Tax (III-IV)	3,489.08	3,070.00	2,714.68	6,559.08	4,737.03
Tax Expense					
- Current Tax	733.00	846.00	683.36	1,579.00	1,336.46
- Deferred Tax	289.00	34.00	53.13	323.00	(2.09)
VI Total Tax Expense	1,022.00	880.00	736.49	1,902.00	1,334.37
VII Net Profit after Tax (V-VI)	2,467.08	2,190.00	1,978.19	4,657.08	3,402.66
VIII Other Comprehensive Income	(88.93)	(29.17)	(63.58)	(118.10)	(78.14)
IX Total Comprehensive Income (VIII+IX)	2,378.15	2,160.83	1,914.61	4,538.98	3,324.52
Earnings per Share (of ₹ 2 each)*					
- Basic	14.60	12.96	12.42	27.56	21.38
- Diluted	14.45	12.83	12.25	27.28	21.14
Paid-up Equity Share Capital (Face value ₹ 2)	339.32	336.73	319.02	339.32	319.02

* Not annualised



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Notes :

1. Statement of Standalone Assets and Liabilities

₹ in Crore

PARTICULARS	As at
	30-Sep-18 Reviewed
ASSETS	
1 Financial Assets	
(a) Cash and cash equivalents	296.66
(b) Bank Balance other than (a) above	26.19
(c) Derivative financial instruments	2,938.42
(d) Receivables	
(I) Trade Receivables	145.35
(II) Other Receivables	2,904.01
(e) Loans	3,74,105.00
(f) Investments	38,216.59
(g) Other Financial assets	2,342.97
Sub Total - Financial Assets	4,20,975.19
2 Non - Financial Assets	
(a) Current tax assets (Net)	2,319.07
(b) Deferred tax Assets (Net)	988.26
(c) Investment Property	395.29
(d) Property, Plant and Equipment	641.18
(e) Other Intangible assets	5.11
(f) Other non-financial assets	1,687.14
Sub Total - Non - Financial Assets	6,036.05
TOTAL - ASSETS	4,27,011.24
LIABILITIES	
1 Financial Liabilities	
(a) Derivative financial instruments	1,045.92
(b) Payables	
(I) Trade Payables	
(i) total outstanding dues of micro enterprises and small enterprises	0.02
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	319.07
(II) Other Payables	
(i) total outstanding dues of micro enterprises and small enterprises	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-
(c) Debt Securities	1,81,480.60
(d) Borrowings (Other than Debt Securities)	61,600.12
(e) Deposits	94,591.67
(f) Subordinated Liabilities	5,500.00
(g) Other financial liabilities	10,598.36
Sub Total - Financial Liabilities	3,55,135.76
2 Non Financial Liabilities	
(a) Current tax liabilities	315.00
(b) Provisions	203.11
(c) Other non-financial liabilities	556.33
Sub Total - Non Financial Liabilities	1,074.44
3 EQUITY	
(a) Equity Share capital	339.32
(b) Other Equity	70,461.72
Sub Total - Equity	70,801.04
TOTAL - EQUITY AND LIABILITIES	4,27,011.24



- 2 The Corporation 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 up on the basis of Ind AS accounting standards that are applicable to the Corporation as at September 30, 2018 based on MCA Notification G.S.R. 111(E) and G.S.R. 365(E) dated February 16, 2015 and March 30, 2016 respectively. Further transition adjustments may be required to these financial results including those arising from new or revised standards or interpretations issued by the Ministry of Corporate Affairs and National Housing Bank, as applicable.

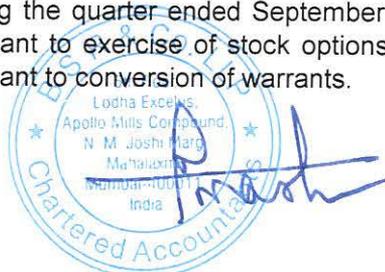
The results have been prepared based on the notified Schedule III for Non-Banking Financial Companies issued by the Ministry of Corporate Affairs on October 11, 2018.

- 3 As required by paragraph 32 of Ind AS 101, net profit reconciliation between the figures reported, net of tax, under previous GAAP and Ind AS is given below:

₹ in Crore

Particulars	Half year ended Sep 30, 2017	Quarter ended Sep 30, 2017
Net profit after tax as per Previous GAAP	3,650.91	2,098.49
Adjustment on account of effective interest rate / forex valuation / net interest on credit impaired loans	(170.29)	(63.98)
Adjustment on account of derocognition of loans	64.93	64.93
Adjustment on account of expected credit loss	(11.77)	38.78
Adjustment due to fair valuation of employee stock options	(375.35)	(280.19)
Fair value change in Investments	32.27	14.78
Reversal of Deferred tax liability on 36(1)(viii)	213.19	107.98
Other adjustments	(1.23)	(2.60)
Net profit after tax as per Ind AS	3,402.66	1,978.19
Other comprehensive income (net of tax)	(78.14)	(63.58)
Total comprehensive income (net of tax) as per Ind AS	3,324.52	1,914.61

- 4 During the quarter ended September 30, 2018, the Corporation has allotted 14,98,690 equity shares of ₹ 2 each pursuant to exercise of stock options by certain employees/ directors and 1,14,55,714 equity shares of ₹ 2 each pursuant to conversion of warrants.



- 5 During the quarter ended September 30, 2018, the Corporation has offered 85,92,970 equity shares of Rs. 5 each of its subsidiary, HDFC Asset Management Company Limited (HDFC AMC) in the Initial Public Offering (IPO) of HDFC AMC resulting in a profit of ₹ 891.34 crore (net of estimated expenses, which are yet to be fully crystallised).
- 6 The Corporation's main business is financing by way of loans for the purchase or construction of residential houses, commercial real estate and certain other purposes, in India. All other activities of the Corporation revolve around the main business. Accordingly, there are no separate reportable segments, as per the Ind AS 108 dealing with Operating Segment.

The above results for the quarter and half year ended September 30, 2018, which have been subject to a Limited Review by the Auditors of the Corporation, were reviewed by the Audit Committee of Directors and subsequently approved by the Board of Directors at its meeting held on November 1, 2018, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In terms of our report attached

For B S R & Co. LLP
Chartered Accountants



Akeel Master
Partner



Keki M. Mistry
Vice Chairman & CEO

Place: Mumbai
Date: November 1, 2018

B S R & Co. LLP

Chartered Accountants

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Limited review report

Unaudited standalone financial results pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Housing Development Finance Corporation Limited

We have reviewed the accompanying statement of unaudited standalone financial results of Housing Development Finance Corporation Limited (the 'Corporation') for the quarter ended 30 September 2018 and the year-to-date results for the period 1 April 2018 to 30 September 2018 attached herewith, being submitted by the Corporation pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations').

This statement is the responsibility of the Corporation's management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial results 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* specified under section 143(10) of the Companies Act, 2013. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial results are free of material misstatement. A review is limited primarily to inquiries of corporation 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 of unaudited standalone financial results prepared in accordance with applicable accounting standards i.e. Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations and SEBI circular dated 5 July 2016 in this regard including the manner in which it is to be disclosed, or that it contains any material misstatement.

Other Matter

The financial information for the three months ended 30 June 2017 included and forming part of the financial results for the six months ended 30 September 2017, are based on previously issued unaudited standalone financial results prepared in accordance with the Companies (Accounting Standards) Rules, 2006 reviewed by the predecessor auditor, whose report for the quarter ended 30 June 2017 dated 26 July 2017 has been furnished to us and has been relied upon by us which expressed an unmodified opinion on those unaudited standalone financial results, as adjusted for the differences in the accounting principles adopted by the Corporation on transition to the Ind AS, which have been reviewed by us.

Limited review report (*Continued*)

Unaudited standalone financial results pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

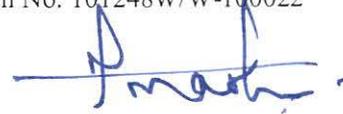
The comparative financial information for the quarter and six months ended 30 September 2017 included in these unaudited standalone financial results, are based on previously issued unaudited standalone financial results prepared in accordance with the Companies (Accounting Standards) Rules, 2006 reviewed by the respective auditors of the five subsidiaries i.e. erstwhile Grandeur Properties Private Limited, Haddock Properties Private Limited, Pentagram Properties Private Limited, Winchester Properties Private Limited and Windermere Properties Private Limited, which were subsequently amalgamated with the Corporation on 28 March 2018 with the appointed date of 1 April 2016, whose review reports for the quarter ended 30 June 2017 and 30 September 2017 dated 20 July 2017 and 24 October 2017 respectively, have been furnished to us and have been relied upon by us which expressed an unmodified opinion on those unaudited standalone financial results, as adjusted for the differences in the accounting principles adopted by the Corporation on transition to the Ind AS, which have been reviewed by us.

Our opinion is not modified in respect of the above matter.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No: 101248W/W-100022



Akeel Master

Partner

Membership No: 046768

Mumbai
1 November 2018