

Ref. No. SE/ 2017-18/145

July 26, 2017

BSE Limited
P. J. Towers,
Dalal Street,
Mumbai 400 001.

National Stock Exchange of India Ltd.
Exchange Plaza, Plot No. C/1, Block G,
Bandra-Kurla Complex, Bandra (East)
Mumbai 400 051.

**Kind Attn: – Sr. General Manager
DCS - Listing Department**

Kind Attn: Head - Listing

Dear Sirs,

Sub: Outcome of Board Meeting.

We wish to inform you that at the meeting of the Board of Directors held today i.e. on July 26, 2017, the Board has approved the un-audited financial results [standalone] of the Corporation and the un-audited consolidated financial results for the quarter ended June 30, 2017, which have been subjected to limited review by the Statutory Auditors of the Corporation, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations).

Please note that the profit numbers for the quarter ended June 30, 2017 are not comparable with that of the quarter ended June 30, 2016. In the quarter ended June 30, 2016, the Corporation had sold shares of HDFC ERGO General Insurance Company to ERGO International AG, a subsidiary of Munich Re for a consideration of ₹ 922 crore and had also created a one-time special provision of ₹ 275 crore as a charge to the statement of profit and loss.

The reported profit before tax for the quarter ended June 30, 2017 stood at ₹ 2,359 crore compared to ₹ 2,700 crore in the corresponding quarter of the previous year. After considering the above-mentioned one-time transaction, the adjusted profit before tax for the quarter ended June 30, 2016 stood at ₹ 2,053 crore. The profit before tax for the quarter ended June 30, 2017 after this adjustment represented a growth of 15% over the corresponding quarter of the previous year.

The effective tax rate for the quarter ended June 30, 2017 was higher at 34.0% compared to 30.7% in the corresponding quarter of the previous year. This was because the stake sale of unlisted shares of HDFC ERGO in the corresponding quarter of the previous year attracted long-term capital gains tax at a lower rate of 23.07% compared to the marginal corporate tax rate. We expect the tax rate to significantly reduce in the subsequent quarters on account of dividend income and sale of investments.

As a consequence of the above, the reported profit after tax for the quarter ended June 30, 2017 stood at ₹ 1,556 crore as compared to ₹ 1,871 crore in the corresponding quarter of the previous year.

A copy of the said results along with the limited review reports is enclosed herewith and the same are being uploaded on the website of the Corporation i.e. www.hdfc.com. The quarterly results would also be published in the newspapers in the prescribed format.

Corporate Office: HDFC House, H T Parekh Marg, 165-166, Backbay Reclamation, Churchgate, Mumbai 400 020.
Tel.: 66316000, 22820282. Fax: 022-22046834, 22046758.

Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020. INDIA.
Corporate Identity Number: L70100MH1977PLC019916

We further wish to inform you that the Board at the said meeting has also granted its approval for issue of Secured Redeemable Non-Convertible Debentures (NCD) aggregating to ₹ 35,000 crore on a private placement basis under a Shelf Disclosure Document, in terms of the SEBI (Issue and Listing of Debt Securities) Regulations, 2008.

Please note that the said Board meeting commenced at 12.00 noon and concluded at 2.05 p.m.


Please also note that in terms of the HDFC Share Dealing Code and the SEBI (Prohibition of Insider Trading) Regulations, 2015, the window for trading in the Securities of the Corporation by its employees and directors of the Corporation will open from Saturday, July 29, 2017.

You are requested to take note of the above and arrange to bring this to the notice of all concerned.

Thanking you,

Yours faithfully,

For **Housing Development Finance Corporation Ltd.**



Ajay Agarwal
Company Secretary

Encl: a/a

Copy to: London Stock Exchange
10, Patemoster Square,
London, EC4M 7LS.

INDEPENDENT AUDITORS' REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED** ("the Corporation"), for the Quarter ended June 30, 2017 ("the Statement"), being submitted by the Corporation pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

This Statement which is the responsibility of the Corporation's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Accounting standard 25 for "Interim Financial Reporting" ("AS 25"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.

2. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 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.
3. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)



G. K. Subramaniam
Partner
(Membership No. 109839)

MUMBAI, July 26, 2017



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**UNAUDITED STANDALONE FINANCIAL RESULTS
FOR THE QUARTER ENDED JUNE 30, 2017**

PART I – STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2017

₹ in Crore

PARTICULARS	Quarter ended	Quarter ended	Quarter ended	Year ended
	30-Jun-17	31-Mar-17	30-Jun-16	31-Mar-17
		(Reviewed)		(Audited)
1 Income:				
- Income from operations	8,128.77	8,453.41	7,460.66	32,111.06
- Profit on Sale of Investments	2.11	48.62	921.61	1,001.73
- Other income	10.88	12.48	11.06	46.81
Total Income	8,141.76	8,514.51	8,393.33	33,159.60
2 Expenses:				
- Finance cost	5,444.38	5,237.94	5,126.16	20,896.20
- Employee benefits expenses	115.47	86.10	106.22	388.80
- Provisions	85.00	148.00	340.00	700.00
- Other expenses	126.84	90.62	107.11	392.00
- Depreciation and amortisation expenses	11.33	13.65	14.11	55.96
Total Expenses	5,783.02	5,576.31	5,693.60	22,432.96
3 Profit Before Tax (1 - 2)	2,358.74	2,938.20	2,699.73	10,726.64
4 Tax expense	803.00	894.00	829.00	3,284.00
5 Net Profit after Tax (3 - 4)	1,555.74	2,044.20	1,870.73	7,442.64

Earnings per Share (of ₹ 2 each)*				
- Basic	9.79	12.15	11.79	46.08
- Diluted	9.71	12.06	11.72	45.70
Paid-up Equity Share Capital (Face value ₹ 2)	318.58	317.73	316.40	317.73
Reserves excluding Revaluation Reserves as at March 31				39,276.55

* Not annualised for the quarters

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Notes :

- 1) During the quarter ended June 30, 2017, the Corporation has allotted 42,27,640 equity shares of ₹ 2 each pursuant to exercise of stock options by certain employees/ directors.
- 2) 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. As such, there are no separate reportable segments, as per the Accounting Standard on 'Segment Reporting' (AS 17), specified under section 133 of the Companies Act, 2013.
- 3) The Board of Directors of the Corporation at its meeting held on July 27, 2016, approved the composite scheme of amalgamation for the merger of 5 wholly owned subsidiaries viz., Grandeur Properties Private Limited; Winchester Properties Private Limited; Windermere Properties Private Limited; Pentagram Properties Private Limited; and Haddock Properties Private Limited with the Corporation with effect from April 1, 2016. The scheme of arrangement is awaiting approval of the National Company Law Tribunal. The effect of the amalgamation on the financial statements / results will be reflected in the period in which the requisite approvals are received.
- 4) Figures of the quarter ended March 31, 2017 are derived by deducting the reported year-to-date figures for the period ended December 31, 2016 from the audited figures for the year ended March 31, 2017.
- 5) Figures for the previous period have been regrouped wherever necessary, in order to make them comparable.

The above results for the quarter ended June 30, 2017, which have been subjected 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 July 26, 2017, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In terms of our report attached

For Deloitte Haskins & Sells LLP
Chartered Accountants

G. K. Subramaniam
Partner

Place: Mumbai
Date: July 26, 2017

Keki M. Mistry
Vice Chairman & CEO

INDEPENDENT AUDITORS' REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED** ("the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its share of the profit of its associates for the Quarter ended June 30, 2017 ("the Statement"), being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015,. This Statement which is the responsibility of the Holding Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Accounting standard 25 for "Interim Financial Reporting" ("AS 25"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.
2. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 Holding 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.

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3. The Statement includes the results of the following entities:

Subsidiaries: HDFC Developers Limited, HDFC Realty Limited, HDFC Credila Financial Services Private Limited, HDFC Holdings Limited, HDFC Investments Limited, HDFC Trustee Company Limited, HDFC Sales Private Limited, HDFC Capital Advisors Limited, HDFC Asset Management Company Limited, HDFC ERGO General Insurance Company Limited, HDFC General Insurance Company Limited, HDFC Standard Life Insurance Company Limited, HDFC Pension Management Company Limited, HDFC International Life and Re Company Limited, HDFC Property Ventures Limited, HDFC Venture Capital Limited, HDFC Ventures Trustee Company Limited, HDFC Investment Trust and HDFC Investment Trust – II, GRUH Finance Limited, Griha Pte. Limited, Griha Investments, HDFC Education and Development Services Private Limited, Windermere Properties Private Limited, Winchester Properties Private Limited, Grandeur Properties Private Limited, Pentagram Properties Private Limited and Haddock Properties Private Limited.

Associates: HDFC Bank Limited Group and India Value Fund Advisors Private Limited.

4. Based on our review conducted as stated above and based on the consideration of the review reports of other auditors referred to in paragraph 5 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. (a) We did not review the interim financial results of fourteen subsidiaries included in the Statement, whose interim financial results reflect total revenues of ₹ 5,934.86 crore and total profit after tax of ₹ 566.50 crore for the quarter ended June 30, 2017, as considered in the Statement. These interim financial results have been reviewed by other auditors whose reports have been furnished to us by the Management and our report on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the reports of the other auditors.
- (b) “Other expenses pertaining to Insurance Business” includes charge for actuarial valuation of liabilities for life policies in force and charge for the policies in respect of which premium has been discontinued but liability exists

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as at reporting date, in respect of one subsidiary and "Claims paid pertaining to Insurance Business" includes the estimate of claims Incurred But Not Reported (IBNR) and claims Incurred But Not Enough Reported (IBNER), in respect of another subsidiary and its subsidiary. These charges have been determined based on the liabilities duly certified by the subsidiaries' appointed actuaries, and in their respective opinion, the assumptions for such valuation are in accordance with the guidelines and norms issued by the Insurance Regulatory and Development Authority of India ("IRDA") and the Institute of Actuaries of India in concurrence with the IRDA. The respective auditors of these subsidiaries have relied on the appointed actuaries' certificates in this regard in forming their conclusion on the financial results of the said subsidiaries.

- (c) The Statement includes the interim financial results of two subsidiaries which have not been reviewed by their auditors, whose interim financial results reflect total revenue of ₹ 2.21 crore and total loss after tax of ₹ 0.53 crore for the quarter ended June 30, 2017, as considered in the Statement. The Statement also includes the Group's share of profit after tax of ₹ 44.24 crore for the quarter ended June 30, 2017 as considered in the consolidated financial results, in respect of one associate and components of an associate (i.e. two subsidiaries and one associate companies of the associate), based on their interim financial statements/information/results which have not been reviewed/audited by their auditors.

Our conclusion on the Statement is not modified in respect of the above matters.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)



G. K. Subramaniam
Partner
(Membership No. 109839)

MUMBAI, July 26, 2017



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UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2017

PART I – STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2017

₹ in Crore

PARTICULARS	Quarter ended	Quarter ended	Quarter ended	Year ended
	30-Jun-17	31-Mar-17	30-Jun-16	31-Mar-17
	Reviewed			Audited
1 Income:				
- Income from operations	9,144.57	9,150.43	8,311.24	35,005.26
- Premium income from insurance business	4,355.24	7,894.12	3,635.72	21,729.13
- Other operating income from insurance business	922.23	823.37	702.51	3,122.70
- Profit on sale of investments	35.29	163.31	867.52	1,177.26
- Other Income	5.68	9.36	14.49	53.28
Total Income	14,463.01	18,040.59	13,531.48	61,087.63
2 Expenses:				
- Finance cost	5,744.92	5,504.79	5,385.35	21,953.15
- Employee benefits expenses	262.91	220.86	227.68	913.02
- Claims paid pertaining to insurance business	3,148.43	3,397.11	2,729.93	11,888.33
- Commission and operating expenses pertaining to insurance business	708.88	1,126.04	568.56	3,118.88
- Other expenses pertaining to insurance business	1,025.93	3,674.94	764.51	8,491.21
- Provisions and contingencies	113.77	137.63	350.36	745.02
- Other expenses	309.10	295.03	280.74	1,220.49
- Depreciation and Amortisation expenses	22.35	26.96	26.84	107.98
Total Expenses	11,336.29	14,383.36	10,333.97	48,438.08
3 Profit before tax (1-2)	3,126.72	3,657.23	3,197.51	12,649.55
4 Tax expense	994.23	1,192.64	946.34	4,020.79
5 Net Profit (before profit of Associates and adjustment for minority interest) (3-4)	2,132.49	2,464.59	2,251.17	8,628.76
6 Net share of profit of Associates (Equity Method)	846.09	871.63	722.53	3,219.38
7 Minority Interest	(244.71)	(256.89)	(176.78)	(797.02)
8 Net Profit after taxes, Minority interests and share of profit / (loss) of Associates (5+6+7)	2,733.87	3,079.33	2,796.92	11,051.12
Earnings per Share (of ₹ 2 each)*				
- Basic	17.20	18.68	17.65	68.87
- Diluted	17.06	18.54	17.54	68.30
Paid-up Equity Share Capital (Face value ₹ 2)	318.58	317.73	316.40	317.73
Reserves excluding Revaluation Reserves as at March 31, 2017				59,690.48

* Not annualised for the quarters

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Notes:

- 1 The disclosure in terms of Accounting Standard 17 on 'Segment Reporting' as specified under Section 133 of the Companies Act, 2013

₹ in Crore

PARTICULARS	Quarter ended	Quarter ended	Quarter ended	Year ended
	30-Jun-17	31-Mar-17	30-Jun-16	31-Mar-17
	Reviewed			Audited
Segment Revenues				
- Loans	8,653.49	9,015.17	8,828.84	34,665.24
- Life Insurance	4,549.20	7,932.76	3,846.93	22,190.93
- General Insurance	849.77	891.49	559.34	3,041.98
- Asset Management	425.71	453.20	369.05	1,682.66
- Others	110.47	112.93	83.06	433.44
Total Segment Revenues	14,588.64	18,405.55	13,687.22	62,014.25
Add : Unallocated Revenues	8.11	71.64	7.71	100.43
Less: Inter-segment Adjustments	(133.74)	(436.60)	(163.45)	(1,027.05)
Total Revenues	14,463.01	18,040.59	13,531.48	61,087.63
Segment Results				
- Loans	2,506.11	3,127.16	2,813.40	10,894.77
- Life Insurance	344.78	364.20	251.10	1,061.21
- General Insurance	119.90	163.43	53.01	423.36
- Asset Management	217.38	238.35	177.51	805.23
- Others	(4.34)	4.47	(7.51)	33.27
Total Segment Results	3,183.83	3,897.61	3,287.51	13,217.84
Add / (Less) : Unallocated	8.11	71.25	7.71	99.98
Less: Inter-segment Adjustments	(65.22)	(311.63)	(97.71)	(668.27)
Profit before Tax	3,126.72	3,657.23	3,197.51	12,649.55
Segment Assets				
- Loans	3,49,268.82	3,40,868.38	3,03,360.14	3,40,868.38
- Life Insurance	96,004.57	93,738.57	79,273.87	93,738.57
- General Insurance	9,470.39	8,870.31	4,912.04	8,870.31
- Asset Management	948.90	1,027.60	1,044.60	1,027.60
- Others	442.26	428.33	400.92	428.33
Total Segment Assets	4,56,134.94	4,44,933.19	3,88,991.57	4,44,933.19
Unallocated				
- Banking	24,297.12	23,335.92	21,147.86	23,335.92
- Others	4,959.83	4,888.99	4,103.26	4,888.99
Total Assets	4,85,391.89	4,73,158.10	4,14,242.69	4,73,158.10
Segment Liabilities				
- Loans	3,15,196.03	3,09,029.64	2,76,064.30	3,09,029.64
- Life Insurance	92,204.98	90,210.40	76,070.63	90,210.40
- General Insurance	7,472.09	6,975.89	3,797.05	6,975.89
- Asset Management	268.16	307.24	257.71	307.24
- Others	492.50	485.68	434.13	485.68
Total Segment Liabilities	4,15,633.76	4,07,008.85	3,56,623.82	4,07,008.85
Unallocated				
- Banking	-	-	-	-
- Others	2,903.90	2,617.37	1,338.30	2,617.37
Total Liabilities	4,18,537.66	4,09,626.22	3,57,962.12	4,09,626.22
Capital Employed				
- Loans	34,072.79	31,838.74	27,295.84	31,838.74
- Life Insurance	3,799.59	3,528.17	3,203.24	3,528.17
- General Insurance	1,998.30	1,894.42	1,114.99	1,894.42
- Asset Management	680.74	720.36	786.89	720.36
- Others	(50.24)	(57.35)	(33.21)	(57.35)
Total Segment Capital Employed	40,501.18	37,924.34	32,367.75	37,924.34
Unallocated				
- Banking	24,297.12	23,335.92	21,147.86	23,335.92
- Others	2,055.93	2,271.62	2,764.96	2,271.62
Total Capital Employed	66,854.23	63,531.88	56,280.57	63,531.88

- a) Loans segment mainly comprises of Group's financing activities for housing and also includes financing of commercial real estate and others through the Corporation and its subsidiaries GRUH Finance Limited and HDFC Credila Financial Services Private Limited.
- b) Asset Management segment includes portfolio management, mutual fund and property investment management.
- c) Others include project management, investment consultancy and property related services.
- d) The Group does not have any material operations outside India and hence disclosure of geographic segments is not given.

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- 2 The key data relating to standalone results of Housing Development Finance Corporation Limited is as under:

₹ in Crore

PARTICULARS	Quarter ended	Quarter ended	Quarter ended	Year ended
	30-Jun-17	31-Mar-17	30-Jun-16	31-Mar-17
	Reviewed			Audited
Total Income	8,141.76	8,514.51	8,393.33	33,159.60
Profit Before Tax	2,358.74	2,938.20	2,699.73	10,726.64
Tax Expense	803.00	894.00	829.00	3,284.00
Net Profit After Tax	1,555.74	2,044.20	1,870.73	7,442.64
Earnings per Share (₹)*				
- Basic	9.79	12.15	11.79	46.08
- Diluted	9.71	12.06	11.72	45.70
Equity Share Capital	318.58	317.73	316.40	317.73
Reserves excluding Revaluation Reserves as at March 31, 2017				39,276.55

* Not annualised for the quarters

- 5 During the quarter ended June 30, 2017, the Corporation has allotted 42,27,640 equity shares of ₹ 2 each pursuant to exercise of stock options by certain employees/ directors.
- 6 The standalone financial results are available on the Corporation's website (www.hdfc.com) and on the website of BSE (www.bseindia.com) and NSE (www.nseindia.com).
- 7 Figures of the quarter ended March 31, 2017 are derived by deducting the reported year-to-date figures for the period ended December 31, 2016 from the audited figures for the year ended March 31, 2017.
- 8 Figures for the previous period have been regrouped wherever necessary, in order to make them comparable.

The above results for the quarter ended June 30, 2017, which have been subjected 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 July 26, 2017, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In terms of our report attached

For Deloitte Haskins & Sells LLP
Chartered Accountants

G. K. Subramaniam
Partner

Keki M. Mistry
Vice Chairman & CEO

Place: Mumbai
Date: July 26, 2017