

**Ref. No. SE/ 2016-17/ 199**

**October 26, 2016**

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

National Stock Exchange of India Limited  
Exchange Plaza, 5<sup>th</sup> Floor, Plot No. C/1,  
Bandra-Kurla Complex, Bandra (East)  
Mumbai 400 051.

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

**Kind Attn: Head - Listing**

Dear Sirs,

**Sub: Corrigendum to the outcome of board meeting**

This is with reference to the unaudited consolidated financial results for the quarter/half-year ended September 30, 2016 filed with the stock exchanges in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations), earlier today.

In in this regard, please note that due to typographical error “Income from Operations” was shown as Rs. 8,751.89 instead of **Rs. 8,571.89**. All other figures remain the same.

Accordingly, we enclose herewith the revised unaudited financial results (both standalone and consolidated) for the quarter/half-year ended September 30, 2016 and request you to replace the same with the results filed earlier today.

Regret the inconvenience caused in this regard.

Thanking you,

Yours faithfully,

**For Housing Development Finance Corporation Limited**



**Ajay Agarwal**  
**Company Secretary**

Encl: a.a.

cc: London Stock Exchange,  
10, Paternoster Square, London, EC4M 7LS

**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

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

### TO THE BOARD OF DIRECTORS OF HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

1. We have reviewed the accompanying Statement of Unaudited Consolidated 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 and six months ended September 30, 2016 (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 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.
3. The Statement includes the results of the following entities:  
**Subsidiaries:** HDFC Developers Limited, HDFC Realty 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, Credila Financial Services Private Limited, Griha Pte. Limited, GRUH Finance 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. We refer to Note 4 to the Statement, which describes the accounting treatment used by the Corporation in creating the Deferred Tax Liability on Special Reserve under Section 36(1)(viii) of the Income Tax Act, 1961 as at 1st April, 2014, which is in accordance with the National Housing Bank's Circular No. NHB (ND)/DRS/Pol. Circular No. 65/2014 dated August 22, 2014.

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

5. (a) We did not review the interim financial results of eleven subsidiaries included in the Statement, whose interim financial results reflect total revenues of ₹ 6,206.57 crore and ₹ 10,741.65 crore for the quarter and six months ended September 30, 2016, and total profit after tax of ₹ 557.24 crore and ₹ 993.02 crore for the quarter and six months ended September 30, 2016, 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) Claims paid pertaining to Insurance Business includes charge for actuarial valuation of liabilities for life policies in force and for the policies in respect of which premium has been discontinued but liability exists as at reporting date, in respect of one subsidiary and its subsidiary and 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. This charge has 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/audited by their auditors, whose interim financial results reflect total revenue of ₹ 0.94 crore and ₹ 1.59 crore for the quarter and six months ended September 30, 2016 and total loss after tax of ₹ 1.68 crore and ₹ 3.10 crore for the quarter and six months ended September 30, 2016, as considered in the Statement. The Statement also includes the Group's share of profit after tax of ₹ 42.26 crore and ₹ 79.96 crore for the quarter and six months ended September 30, 2016 as considered in the consolidated financial results, in respect of one associate and components of an associate (i.e. two subsidiaries and two 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.

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6. Based on our review conducted as stated above, and based on the consideration of the reports of the other auditors referred to, and read with other comments stated in para 4 and 5 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with AS 25 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)



**Sanjiv V. Pilgaonkar**  
Partner  
(Membership No. 39826)

MUMBAI, October 26, 2016





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## UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER / SIX MONTHS ENDED SEPTEMBER 30, 2016

### PART I – STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / SIX MONTHS ENDED SEPTEMBER 30, 2016

PARTICULARS	Quarter ended 30.9.2016	Quarter ended 30.6.2016	Quarter ended 30.9.2015	Six Months ended 30.9.2016	Six Months ended 30.9.2015	Year ended 31.3.2016
	Reviewed					Audited
	₹ in Crore					
<b>1. Income:</b>						
- Income from Operations	<b>8,571.89</b>	8,311.24	7,719.96	<b>16,883.13</b>	15,455.48	31,873.34
- Premium Income from Insurance Business	<b>4,976.96</b>	3,635.72	4,173.22	<b>8,612.68</b>	7,336.33	17,876.25
- Other Operating Income from Insurance Business	<b>899.77</b>	702.51	517.90	<b>1,602.28</b>	987.51	1,856.81
- Profit on Sale of Investments	<b>56.10</b>	867.52	50.82	<b>923.62</b>	79.87	1,616.53
<b>Total Income</b>	<b>14,504.72</b>	13,516.99	12,461.90	<b>28,021.71</b>	23,859.19	53,222.93
<b>2. Expenses:</b>						
- Finance Cost	<b>5,519.02</b>	5,385.35	5,084.03	<b>10,904.37</b>	10,119.00	20,295.60
- Employee benefits Expenses	<b>231.95</b>	227.68	193.94	<b>459.63</b>	387.66	788.14
- Claims paid pertaining to Insurance Business	<b>3,244.33</b>	2,729.93	2,153.39	<b>5,974.26</b>	4,331.11	9,486.04
- Commission and Operating Expenses pertaining to Insurance Business	<b>675.31</b>	568.56	517.34	<b>1,243.87</b>	935.30	2,524.69
- Other expenses pertaining to Insurance Business	<b>1,629.23</b>	764.51	1,760.67	<b>2,393.74</b>	2,569.66	6,682.58
- Provision for Contingencies	<b>103.90</b>	350.36	64.33	<b>454.26</b>	124.01	732.90
- Other Expenses	<b>306.93</b>	280.74	233.91	<b>587.67</b>	470.76	1,013.67
- Depreciation and Amortisation expenses	<b>26.95</b>	26.84	18.59	<b>53.79</b>	36.83	120.52
<b>Total Expenses</b>	<b>11,737.62</b>	10,333.97	10,026.20	<b>22,071.59</b>	18,974.33	41,644.14
<b>3. Profit before Other Income (1-2)</b>	<b>2,767.10</b>	3,183.02	2,435.70	<b>5,950.12</b>	4,884.86	11,578.79
4. Other Income	<b>21.97</b>	14.49	9.45	<b>36.46</b>	13.87	34.18
<b>5. Profit Before Tax (3+4)</b>	<b>2,789.07</b>	3,197.51	2,445.15	<b>5,986.58</b>	4,898.73	11,612.97
6. Tax Expense	<b>904.78</b>	946.34	858.55	<b>1,851.12</b>	1,572.99	3,639.34
<b>7. Net Profit (before profit of Associates and adjustment for minority interest)(5-6)</b>	<b>1,884.29</b>	2,251.17	1,586.60	<b>4,135.46</b>	3,325.74	7,973.63
<b>8. Net share of profit of Associates (Equity Method)</b>	<b>772.31</b>	722.53	651.98	<b>1,494.84</b>	1,254.73	2,744.62
<b>9. Minority Interest</b>	<b>(210.39)</b>	(176.78)	(132.07)	<b>(387.17)</b>	(269.67)	(527.99)
<b>10. Net Profit after taxes, Minority interests and share of profit / (loss) of Associates (7+8+9)</b>	<b>2,446.21</b>	2,796.92	2,106.51	<b>5,243.13</b>	4,310.80	10,190.26

Earnings per Share (of ₹ 2 each)*						
- Basic	<b>15.45</b>	17.65	<b>13.21</b>	<b>33.10</b>	27.20	64.07
- Diluted	<b>15.30</b>	17.54	<b>13.09</b>	<b>32.84</b>	26.95	63.59
Paid-up Equity Share Capital (Face value ₹ 2)	<b>316.79</b>	316.40	<b>315.54</b>	<b>316.79</b>	315.54	315.97
Reserves excluding Revaluation Reserves as at March 31, 2016						50,502.76

\*Not Annualised for the quarters

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Notes :

1. Statement of Consolidated Assets and Liabilities:

₹in crore

PARTICULARS	As At	
	30.9.2016 Reviewed	31.3.2016 Audited
<b>A EQUITY AND LIABILITIES</b>		
1 <b>Shareholders' Funds</b>		
- Share Capital	316.79	315.97
- Reserves and Surplus	55,015.99	50,533.61
- Money received against warrants	51.10	51.10
Sub Total - Shareholders' Funds	55,383.88	50,900.68
2 <b>Minority Interest</b>	3,276.12	2,325.97
3 <b>Non-current Liabilities</b>		
- Policy Liabilities	66,764.76	61,215.25
- Long-Term Borrowings	1,46,611.22	1,18,782.38
- Deferred Tax Liabilities (Net)	1,578.08	970.41
- Other Long-Term Liabilities	2,271.77	1,777.85
- Long-Term Provisions	3,058.03	2,630.02
Sub Total – Non-Current Liabilities	2,20,283.86	1,85,375.91
4 <b>Current Liabilities</b>		
- Short Term Borrowings	42,194.12	41,948.83
- Trade Payables	4,025.06	3,303.66
- Other Current Liabilities :		
- Policy Liabilities	13,276.69	10,931.51
- Borrowings	79,042.93	88,562.64
- Others	11,752.28	9,737.93
- Short Term Provisions	2,582.42	4,593.36
Sub Total – Current Liabilities	1,52,873.50	1,59,077.93
<b>TOTAL – EQUITY AND LIABILITIES</b>	<b>4,31,817.36</b>	<b>3,97,680.49</b>
<b>B ASSETS</b>		
1 <b>Non-Current Assets</b>		
- Fixed Assets including Capital Work in Progress	1,320.72	1,399.15
- Goodwill on Consolidation	612.19	187.81
- Non-Current Investments	1,06,137.64	95,464.42
- Deferred Tax Assets (Net)	14.30	18.18
- Long Term Loans and Advances:		
- Loans	2,58,378.15	2,45,527.80
- Others	3,605.67	3,234.78
- Other Non-Current assets	2,520.92	789.28
Sub Total – Non Current Assets	3,72,589.59	3,46,621.42
2 <b>Current Assets</b>		
- Current Investments	14,593.60	9,256.32
- Trade Receivables	1,262.52	466.80
- Cash and bank balances	1,979.74	6,381.05
- Short -Term Loans and Advances :		
- Loans	31,367.49	26,557.81
- Others	6,654.87	4,242.84
- Other Current Assets	3,369.55	4,154.25
Sub Total – Current Assets	59,227.77	51,059.07
<b>TOTAL – ASSETS</b>	<b>4,31,817.36</b>	<b>3,97,680.49</b>

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

PARTICULARS	Quarter ended 30.9.2016	Quarter ended 30.6.2016	Quarter ended 30.9.2015	Six Months ended 30.9.2016	Six Months ended 30.9.2015	Year ended 31.3.2016
	Reviewed					Audited
	₹ in Crore					
<b>Segment Revenues</b>						
- Loans	8,191.19	8,828.84	7,492.50	17,020.03	14,882.81	32,217.55
- Life Insurance	5,259.40	3,846.93	4,258.47	9,106.33	7,478.84	17,953.52
- General Insurance	723.36	559.34	502.12	1,282.70	983.72	2,069.46
- Asset Management	411.83	369.05	345.41	780.88	695.40	1,602.56
- Others	86.72	83.06	66.33	169.78	131.00	327.57
<b>Total Segment Revenues</b>	<b>14,672.50</b>	13,687.22	12,664.83	<b>28,359.72</b>	24,171.77	54,170.66
Add : Unallocated Revenues	10.33	7.71	6.05	18.04	10.67	57.87
Less: Inter-segment Adjustments	(156.14)	(163.45)	(199.53)	(319.59)	(309.38)	(971.42)
<b>Total Revenues</b>	<b>14,526.69</b>	13,531.48	12,471.35	<b>28,058.17</b>	23,873.06	53,257.11
<b>Segment Results</b>						
- Loans	2302.32	2,813.40	2,106.33	5,115.72	4,148.98	10,223.70
- Life Insurance	246.20	251.10	215.34	497.30	468.83	1,007.92
- General Insurance	131.11	53.01	60.52	184.12	95.51	202.81
- Asset Management	197.73	177.51	172.52	375.24	346.41	735.75
- Others	(16.54)	(7.51)	(3.12)	(24.05)	1.04	(33.82)
<b>Total Segment Results</b>	<b>2,860.82</b>	3,287.51	2,551.59	<b>6,148.33</b>	5,060.77	12,136.36
Add / (Less) : Unallocated	10.28	7.71	6.06	17.99	10.53	57.85
Less: Inter-segment Adjustments	(82.03)	(97.71)	(112.50)	(179.74)	(172.57)	(581.24)
<b>Profit before Tax</b>	<b>2,789.07</b>	3,197.51	2,445.15	<b>5,986.58</b>	4,898.73	11,612.97
<b>Segment Assets</b>						
- Loans	3,14,099.58	3,03,360.14	2,65,770.23	3,14,099.58	2,65,770.23	2,91,072.75
- Life Insurance	84,516.50	79,273.87	71,762.90	84,516.50	71,762.90	76,080.32
- General Insurance	7,280.12	4,912.04	4,647.11	7,280.12	4,647.11	4,775.55
- Asset Management	1,087.77	1,044.60	1,034.07	1,087.77	1,034.07	1,101.37
- Others	487.77	400.92	257.69	487.77	257.69	415.13
<b>Total Segment Assets</b>	<b>4,07,478.74</b>	3,88,991.57	3,43,472.00	<b>4,07,478.74</b>	3,43,472.00	3,73,445.12
Unallocated						
- Banking	21,494.70	21,147.86	18,916.56	21,494.70	18,916.56	20,365.62
- Others	2,850.92	4,103.26	3,911.25	2,850.92	3,911.25	3,869.75
<b>Total Assets</b>	<b>4,31,817.36</b>	4,14,242.69	3,66,299.81	<b>4,31,817.36</b>	3,66,299.81	3,97,680.49
<b>Segment Liabilities</b>						
- Loans	2,85,413.88	2,76,064.30	2,41,616.89	2,85,413.88	2,41,616.89	2,65,869.72
- Life Insurance	81,190.60	76,070.63	68,978.02	81,190.60	68,978.02	73,114.24
- General Insurance	5,503.53	3,797.05	3,563.63	5,503.53	3,563.63	3,693.01
- Asset Management	290.88	257.71	125.40	290.88	125.40	391.12
- Others	475.76	434.13	50.830	475.76	50.83	443.11
<b>Total Segment Liabilities</b>	<b>3,72,874.65</b>	3,56,623.82	3,14,334.77	<b>3,72,874.65</b>	3,14,334.77	3,43,511.20
Unallocated						
- Banking	-	-	-	-	-	-
- Others	282.71	1,338.30	472.07	282.71	472.07	942.64
<b>Total Liabilities</b>	<b>3,73,157.36</b>	3,57,962.12	3,14,806.84	<b>3,73,157.36</b>	3,14,806.84	3,44,453.84
<b>Capital Employed</b>						
- Loans	28,685.70	27,295.84	24,153.34	28,685.70	24,153.34	25,203.03
- Life Insurance	3,325.90	3,203.24	2,784.88	3,325.90	2,784.88	2,966.08
- General Insurance	1,776.59	1,114.99	1,083.48	1,776.59	1,083.48	1,082.54
- Asset Management	796.89	786.89	908.67	796.89	908.67	710.25
- Others	12.01	(33.21)	206.86	12.01	206.86	(27.98)
<b>Total Segment Capital Employed</b>	<b>34,597.09</b>	32,367.75	29,137.23	<b>34,597.09</b>	29,137.23	29,933.92
Unallocated						
- Banking	21,494.70	21,147.86	18,916.56	21,494.70	18,916.56	20,365.62
- Others	2,568.21	2,764.96	3,439.18	2,568.21	3,439.18	2,927.11
<b>Total Capital Employed</b>	<b>58,660.00</b>	56,280.57	51,492.97	<b>58,660.00</b>	51,492.97	53,226.65
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 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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3. The key data relating to standalone results of Housing Development Finance Corporation Limited is as under:

₹ in crore

PARTICULARS	Quarter ended 30.9.2016	Quarter ended 30.6.2016	Quarter ended 30.9.2015	Six Months ended 30.9.2016	Six Months ended 30.9.2015	Year ended 31.3.2016
	Reviewed					Audited
Total Income	<b>8,103.15</b>	8,393.33	7,421.31	<b>16,496.48</b>	14,450.68	30,956.57
Profit Before Tax	<b>2,557.50</b>	2,699.73	2,323.56	<b>5,257.23</b>	4,275.54	10,108.10
Tax Expense	<b>731.00</b>	829.00	719.00	<b>1,560.00</b>	1,310.00	3,015.00
Net Profit After Tax	<b>1,826.50</b>	1,870.73	1,604.56	<b>3,697.23</b>	2,965.54	7,093.10
Earnings per Share (₹)*						
- Basic	<b>11.54</b>	11.79	10.02	<b>23.33</b>	18.66	44.43
- Diluted	<b>11.42</b>	11.72	9.93	<b>23.14</b>	18.49	44.10
Equity Share Capital	<b>316.79</b>	316.40	315.54	<b>316.79</b>	315.54	315.97
Reserves excluding Revaluation Reserves as at March 31, 2016						33,753.99

\*Not Annualised for the quarters

4. Vide circular NHB(ND)/DRS/Pol. 62/2014 dated May 27, 2014, the National Housing Bank (NHB) had directed Housing Finance Companies (HFCs) to provide for deferred tax liability in respect of the balance in the "Special Reserve" created under section 36(1)(viii) of the Income Tax Act, 1961. Vide circular NHB(ND)/DRS/Pol. 65/2014 dated August 22, 2014, NHB has permitted HFCs to create the Deferred Tax Liability over a period of 3 years, in a phased manner in the ratio of 25:25:50. Accordingly, the Corporation had created 25 percent of deferred tax liability of ₹ 559.54 crore in each of the two previous financial years, on balance of accumulated Special Reserve as on April 1, 2014. The remaining 50% of deferred tax liability on balance of accumulated Special reserve as on April 1, 2014 is required to be created in the current financial year. The Corporation has created proportionate deferred tax liability of ₹ 559.54 crore for the six month period in the accounts for the six months period ended September 30, 2016. The balance amount of deferred tax liability of ₹ 559.54 crore will be created by the end of the current financial year ending on March 31, 2017.
5. Consequent to the Guidance Note on Accounting for Derivative Contracts (the "GN") issued by the Institute of Chartered Accountants of India, becoming effective from April 1, 2016, the Corporation has changed its accounting policy relating to derivative contracts.
- On and from that date, all derivative contracts are recognised on the balance sheet and measured at fair value. The fair value changes are recognised in the Statement of Profit and Loss unless hedge accounting is used. Where hedge accounting is used, fair value changes of the derivative contracts are recognised through the Statement of Profit and Loss in the same period as the offsetting losses and gains on the hedged item. The long term monetary items other than derivatives continue to be amortised, through the Statement of Profit and Loss over the balance period of such long term asset or liability. There is no material impact on the results of the Corporation for the quarter ended September 30, 2016.
6. During the quarter ended September 30, 2016, the Corporation has allotted 19,31,650 equity shares of ₹ 2 each pursuant to exercise of stock options by certain employees/ directors.

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7. During the current quarter, HDFC ERGO General Insurance Company Ltd ("HDFC ERGO"), a subsidiary company, acquired 100% equity shares of L & T General Insurance Company Limited (renamed as HDFC General Insurance Company Limited). The acquisition has augmented the Goodwill on Consolidation by ₹ 426 crore.
8. The Classification of Assets and Liabilities into Current and Non-Current is carried out based on their residual maturity profile.  
  
The estimates and assumptions regarding prepayments and renewals as prescribed by the National Housing Bank (NHB) (which are taken into account for ALM purpose) are not considered while classifying the assets and liabilities into current and non-current.
9. The standalone financial results are available on the Corporation's website ([www.hdfc.com](http://www.hdfc.com)) and on the website of BSE ([www.bseindia.com](http://www.bseindia.com)) and NSE ([www.nseindia.com](http://www.nseindia.com)).
10. Figures for the previous period have been regrouped wherever necessary, in order to make them comparable.

**The above results for the quarter / six months ended September 30, 2016, 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 October 26, 2016, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Place: Mumbai  
Date: October 26, 2016

  
**Keki M Mistry**  
**Vice Chairman & CEO**

## INDEPENDENT AUDITOR'S 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 Unaudited Standalone Financial Results of **HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED** (the "Corporation") for the quarter and six months ended September 30, 2016 (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 Accounting Standard 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 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.
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 AS 25 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.
4. We refer to Note 2 to the Statement, which describes the accounting treatment used by the Corporation in creating the Deferred Tax Liability on Special Reserve under Section 36(1)(viii) of the Income Tax Act, 1961 as at 1st April, 2014, which is in accordance with the National Housing Bank's Circular No. NHB (ND)/DRS/Pol. Circular No. 65/2014 dated August 22, 2014.

Our conclusion is not modified in respect of this matter.

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



**Sanjiv V. Pilgaonkar**  
Partner  
(Membership No. 39826)

MUMBAI, October 26, 2016



With you, right through

## UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER / SIX MONTHS ENDED SEPTEMBER 30, 2016

### PART I – STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / SIX MONTHS ENDED SEPTEMBER 30, 2016

PARTICULARS	Quarter ended 30.9.2016	Quarter ended 30.6.2016	Quarter ended 30.9.2015	Six Months ended 30.9.2016	Six Months ended 30.9.2015	Year ended 31.3.2016
	Reviewed					Audited
	₹ in Crore					
<b>1. Income :</b>						
- Income from Operations	8,063.21	7,460.66	7,359.56	15,523.87	14,355.08	29,257.31
- Profit on Sale of Investments	28.10	921.61	48.04	949.71	71.07	1,647.81
<b>Total Income</b>	<b>8,091.31</b>	<b>8,382.27</b>	<b>7,407.60</b>	<b>16,473.58</b>	<b>14,426.15</b>	<b>30,905.12</b>
<b>2. Expenses :</b>						
- Finance Cost	5,245.86	5,126.16	4,858.57	10,372.02	9,683.08	19,374.51
- Employee Benefit expense	93.26	106.22	80.86	199.48	174.26	349.09
- Provision for Contingencies	95.00	340.00	52.00	435.00	102.00	715.00
- Other Expenses	97.52	107.11	92.79	204.63	188.88	355.59
- Depreciation and Amortisation expense	14.01	14.11	13.53	28.12	26.92	54.28
<b>Total Expenses</b>	<b>5,545.65</b>	<b>5,693.60</b>	<b>5,097.75</b>	<b>11,239.25</b>	<b>10,175.14</b>	<b>20,848.47</b>
<b>3. Profit before Other Income (1-2)</b>	<b>2,545.66</b>	<b>2,688.67</b>	<b>2,309.85</b>	<b>5,234.33</b>	<b>4,251.01</b>	<b>10,056.65</b>
4. Other Income	11.84	11.06	13.71	22.90	24.53	51.45
<b>5. Profit Before Tax (3+4)</b>	<b>2,557.50</b>	<b>2,699.73</b>	<b>2,323.56</b>	<b>5,257.23</b>	<b>4,275.54</b>	<b>10,108.10</b>
6. Tax Expense	731.00	829.00	719.00	1,560.00	1,310.00	3,015.00
<b>7. Net Profit After Tax (5-6)</b>	<b>1,826.50</b>	<b>1,870.73</b>	<b>1,604.56</b>	<b>3,697.23</b>	<b>2,965.54</b>	<b>7,093.10</b>

Earnings per Share - (₹) #						
- Basic	11.54	11.79	10.02	23.33	18.66	44.43
- Diluted	11.42	11.72	9.93	23.14	18.49	44.10
Paid-up Equity Share Capital (Face value ₹ 2)	316.79	316.40	315.54	316.79	315.54	315.97
Reserves excluding Revaluation Reserves as at March 31, 2016						33,753.99

# Not Annualised for the quarters

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**Housing Development Finance Corporation Limited**



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**Notes :**

1) Statement of Standalone Assets and Liabilities:

₹ in Crore

PARTICULARS	As At	
	30.9.2016 Reviewed	31.3.2016 Audited
<b>A EQUITY AND LIABILITIES</b>		
1 <b>Shareholders' Funds</b>		
- Share Capital	316.79	315.97
- Reserves and Surplus	36,676.85	33,753.99
- Money received against Warrants	51.10	51.10
Sub Total - Shareholders' Funds	37,044.74	34,121.06
2 <b>Non-current Liabilities</b>		
- Long Term Borrowings	1,38,197.42	1,09,184.45
- Deferred Tax Liability (Net)	1,505.75	902.21
- Other Long Term Liabilities	2,142.20	1,613.39
- Long Term Provisions	2,510.26	2,127.34
Sub Total – Non Current Liabilities	1,44,355.63	1,13,827.39
3 <b>Current Liabilities</b>		
- Short Term Borrowings	39,087.94	41,502.68
- Trade Payables	132.74	122.92
- Other Current Liabilities :		
- Borrowings	77,565.43	86,952.03
- Others	11,486.88	9,389.68
- Short Term Provisions	210.68	2,837.08
Sub Total – Current Liabilities	1,28,483.67	1,40,804.39
<b>TOTAL – EQUITY AND LIABILITIES</b>	<b>3,09,884.04</b>	<b>2,88,752.84</b>
<b>B ASSETS</b>		
1 <b>Non-Current Assets</b>		
- Fixed Assets	653.13	664.53
- Non-Current Investments	15,060.60	14,837.84
- Long Term Loans and Advances:		
- Loans	2,44,276.85	2,32,870.54
- Others	3,016.37	2,668.73
- Other Non-Current Assets	2,441.71	739.73
Sub Total – Non-Current Assets	2,65,448.66	2,51,781.37
2 <b>Current Assets</b>		
- Current Investments	4,930.34	507.59
- Trade Receivables	72.14	144.66
- Cash and cash equivalent	1,447.01	5,304.69
- Short Term Loans and Advances :		
- Loans	30,510.50	25,787.70
- Others	5,688.90	2,526.04
- Other Current Assets	1,786.49	2,700.79
Sub Total – Current Assets	44,435.38	36,971.47
<b>TOTAL – ASSETS</b>	<b>3,09,884.04</b>	<b>2,88,752.84</b>

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- 2) As at September 30, 2016, the loan book stood at ₹ **2,75,406 crore** as against ₹ 2,37,991 crore in the Previous Year. Loans sold during the preceding 12 months amounting to ₹ **13,086 crore** have not been included in the above figures.
- 3) Vide circular NHB(ND)/DRS/Pol. 62/2014 dated May 27, 2014, the National Housing Bank (NHB) had directed Housing Finance Companies (HFCs) to provide for deferred tax liability in respect of the balance in the "Special Reserve" created under section 36(1)(viii) of the Income Tax Act, 1961. Vide circular NHB(ND)/DRS/Pol. 65/2014 dated August 22, 2014, NHB has permitted HFCs to create the Deferred Tax Liability over a period of 3 years, in a phased manner in the ratio of 25:25:50. Accordingly, the Corporation had created 25 percent of deferred tax liability of ₹ 559.54 crore in each of the two previous financial years, on balance of accumulated Special Reserve as on April 1, 2014. The remaining 50% of deferred tax liability on balance of accumulated Special reserve as on April 1, 2014 is required to be created in the current financial year. The Corporation has created proportionate deferred tax liability of ₹ 559.54 crore for the six month period in the accounts for the six months period ended September 30, 2016. The balance amount of deferred tax liability of ₹ 559.54 crore will be created by the end of the current financial year ending on March 31, 2017.
- 4) 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.

The Corporation has received no objection from NHB and observation letter from BSE Limited and National Stock Exchange of India Limited stating that they have no adverse observation to the aforesaid composite scheme of amalgamation. The approval from Hon'ble High Court of Bombay is pending.

- 5) Consequent to the Guidance Note on Accounting for Derivative Contracts (the "GN") issued by the Institute of Chartered Accountants of India, becoming effective from April 1, 2016, the Corporation has changed its accounting policy relating to derivative contracts.

On and from that date, all derivative contracts are recognised on the balance sheet and measured at fair value. The fair value changes are recognised in the Statement of Profit and Loss unless hedge accounting is used. Where hedge accounting is used, fair value changes of the derivative contracts are recognised through the Statement of Profit and Loss in the same period as the offsetting losses and gains on the hedged item. The long term monetary items other than derivatives continue to be amortised, through the Statement of Profit and Loss over the balance period of such long term asset or liability. There is no material impact on the results of the Corporation for the quarter ended September 30, 2016.

- 6) During the quarter ended September 30, 2016, the Corporation has allotted **19,31,650** equity shares of ₹ 2 each pursuant to exercise of stock options by certain employees / directors.

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- 7) The Classification of Assets and Liabilities into Current and Non-Current is carried out based on their residual maturity profile.

The estimates and assumptions regarding prepayments and renewals as prescribed by the NHB (which are taken into account for ALM purpose) are not considered while classifying the assets and liabilities into current and non-current.

- 8) 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.

- 9) Figures for the previous period have been regrouped wherever necessary, in order to make them comparable.

**The above results for the quarter / six months ended September 30, 2016, 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 October 26, 2016, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Place: Mumbai  
Date: October 26, 2016

  
**Keki M Mistry**  
**Vice Chairman & CEO**

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**Housing Development Finance Corporation Limited**