

July 26, 2022

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

National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex,
Bandra (E),
Mumbai - 400 051.

Dear Sirs,

Sub: Submission of Financial Results for the quarter ended June 30, 2022, as per Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

With reference to the captioned subject, we enclose the following:

- a) Unaudited Financial Results of the Company for quarter ended June 30, 2022, duly approved by the Board of Directors at its meeting held on July 26, 2022, together with the Limited Review Report of the Auditors' thereon; and
- b) Information as required pursuant to Regulation 52(4), Regulation 52(7) and Regulation 54(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Kindly take the above on record.

Thanking you,

Yours faithfully,

For Edelweiss Housing Finance Limited



Girish Manik
Company Secretary

Encl: as above

Independent Auditor's Review Report on the Quarterly Unaudited Financial Results of the Company Pursuant to the Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
Edelweiss Housing Finance Limited**

1. We have reviewed the accompanying statement of unaudited financial results of Edelweiss Housing Finance Limited (the "Company") for the quarter ended June 30, 2022 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, 'Interim Financial Reporting' ("Ind AS 34") prescribed under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. 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 of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Ind AS 34 prescribed under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. The comparative figures for the quarter ended June 30, 2021, included in these results, are based on the management certified financial results for the period then ended. Our conclusion is not modified in respect of this matter.

For NGS & Co. LLP
Chartered Accountants
ICAI Firm Registration No.: 119850W

Ram
prasad soni

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Ram prasad soni
Date: 2022.07.26
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R.P. Soni
Partner
Membership No.: 104796

UDIN: 22104796ANQJHS3762

Place: Mumbai
Date: July 26, 2022

Financial Results for the quarter ended June 30, 2022

	Particulars	Quarter Ended			Year Ended
		June	March	June	March
		30, 2022 (Unaudited)	31, 2022 (Unaudited)	30, 2021 (Unaudited)	31, 2022 (Audited)
1	Revenue from operations				
	(a) Interest income	103.01	115.40	105.33	445.31
	(b) Fee and commission income	4.04	5.62	12.51	58.07
	(c) Net gain on fair value changes	0.37	(0.16)	1.65	8.63
	Total revenue from operations	107.42	120.86	119.49	512.01
2	Other income	0.33	0.42	0.26	1.89
3	Total Income (1+2)	107.75	121.28	119.75	513.90
4	Expenses				
	(a) Finance costs	74.60	72.04	89.17	327.57
	(b) Employee benefits expense	13.02	20.98	14.83	66.31
	(c) Depreciation and amortisation expense	1.00	0.98	1.01	4.02
	(d) Impairment on financial instruments	2.30	(4.78)	20.46	42.64
	(e) Other expenses	12.09	18.38	11.52	53.19
	Total expenses	103.01	107.60	136.99	493.73
5	Profit / (Loss) before tax (3-4)	4.74	13.68	(17.24)	20.17
6	Tax expense	1.39	5.30	(3.27)	6.37
	Current tax (includes reversal of excess / short provision of earlier years)	1.23	(2.76)	-	0.11
	Deferred tax	0.16	8.06	(3.27)	6.26
7	Net Profit / (Loss) for the period (5-6)	3.35	8.38	(13.97)	13.80
8	Other Comprehensive Income	-	0.01	(0.05)	0.01
9	Total Comprehensive Income (7+8)	3.35	8.39	(14.02)	13.81
10	Earnings Per Share (₹) (Face Value of ₹ 10/- each)*				
	- Basic	0.48	1.21	(2.01)	1.99
	- Diluted	0.48	1.21	(2.01)	1.99

* Not annualised for the quarters

Notes:

- Edelweiss Housing Finance Limited (the 'Company'/'EHFL') has prepared unaudited financial results (the 'Statement') for the quarter ended June 30, 2022 in accordance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'Listing Regulations, 2015'), as amended, and the Accounting Standards specified under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended and the relevant provision of the Companies Act, 2013, as applicable.
- The above financial results of the Company are reviewed and recommended by the Audit Committee and have been approved by the Board of Directors of the Company at their respective meetings held on July 26, 2022.
- The results for the quarter ended March 31, 2022 represents the balancing figures between audited figures In respect of full financial year ended March 31, 2022 and the year to date figures for the nine months ended December 31, 2021 which was subject to limited review by statutory auditor of the Company.

4. Micro, Small and Medium Enterprises (MSME) sector - Restructuring of advances as at June 30, 2022
 The Company has restructured the accounts as per RBI circulars DBR.No.BP.BC.100/21.04.048/2017-18 dated February 7, 2018, DBR.No.BP.BC.108/21.04.048/2017-18 dated June 6, 2018, circular DBR.No.BP.BC.18/21.04.048/2018-19 dated January 1, 2019, circular DOR.No.BP.BC.34/21.04.048/2019-20 dated February 11, 2020 and DOR.No.BP.BC/4/21.04.048/2020-21 dated August 6, 2020.

(₹ in Crores)

Type of borrower	No. of accounts restructured*	Amount
MSME	37	18.37

* Excludes accounts closed / written off

5. Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24 2021.

(a).(i) Details of transfer through assignment in respect of loans not in default during the quarter ended June 30 2022.

Particulars	Quarter Ended June 30, 2022
Count of Loan accounts Assigned	240
Amount of Loan account Assigned (₹ in Crores)	37.39
Retention of beneficial economic interest (MRR)	10%
Weighted Average Maturity (Residual Maturity) (in years)	13.12
Weighted Average Holding Period (in years)	1.61
Coverage of tangible security coverage	100%
Rating-wise distribution or rated loans	Unrated

(a).(ii) Details of loans acquired through assignment in respect of loans not in default during the quarter ended June 30, 2022.

Particulars	Quarter Ended June 30, 2022
Aggregate principal outstanding of loans acquired (₹ in Crores)	190.12
Aggregate consideration paid (₹ in Crores)	184.57
Weighted average residual tenor of loans acquired	4.33

(a).(iii) Details of loans replaced / repurchased not in default which were transferred earlier during the quarter ended June 30, 2022.

Particulars	Quarter Ended June 30, 2022
Count or Loan accounts replaced	10
Amount of Loan account replaced (₹ in Crores)	1.69
Damages paid	Nil

(b) The company has not transferred /acquired any stressed loan during the quarter ended June 30, 2022

6. 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. 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.
7. Figures for the previous period/ year have been regrouped/ reclassified wherever necessary to conform to current period presentation.
8. Disclosure in compliance with Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the Quarter ended June 30, 2022 is attached as Annexure-A.

On behalf of the Board of Directors

RAJAT RAVI
 AVASTHI

Rajat Avasthi

Mumbai
 July 26, 2022

MD & CEO
 DIN: 07969623

Annexure – A

Disclosure in compliance with regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, for the quarter ended June 30, 2022

Sr. No.	Particulars	Quarter Ended	Year Ended
		June 30, 2022 (Unaudited)	March 31, 2022 (Audited)
1	Debt-equity Ratio ^(refer note 1)	4.07	3.95
2	Debt service coverage ratio (DSCR) ^(refer note 2)	0.24	0.24
3	Interest service coverage ratio (ISCR) ^(refer note 3)	1.06	1.06
4	Outstanding redeemable preference shares (quantity and value)	Nil	Nil
5	Debenture redemption reserve (₹ in Crores)	25.63	25.63
6	Net worth ^(refer note 4) (₹ in Crores)	781.16	777.63
7	Net profit after tax (₹ in Crores)	3.35	13.80
8	Earnings per share (not annualised)		
8.a	Basic (₹)	0.48	1.99
8.b	Diluted (₹)	0.48	1.99
9	Total debts to total assets ^(refer note 5)	0.79	0.78
10	Net profit margin (%) ^(refer note 6)	3.12%	2.69%
11	Sector specific equivalent ratios as on June 30, 2022		
	(a) Capital to risk-weighted assets ratio (CRAR) (%)	30.89%	28.28%
	(b) Tier I CRAR (%)	30.89%	28.28%
	(c) Tier II CRAR (%)	0.00%	0.00%
	(d) Stage 3 ratio (gross) (%) ^(refer note 7)	2.12%	1.99%
	(e) Stage 3 ratio (net) (%) ^(refer note 8)	1.68%	1.46%

The Company, being a Housing Finance Company ('HFC'), disclosure of Current ratio, Long term debt to working capital, Bad debts to Account receivable ratio, Current liability ratio, Debtors turnover, Inventory turnover and Operating margin ratio are not applicable

Notes:-

- 1 Debt-equity Ratio = Total Debt (Debt Securities + Borrowings (other than debt securities) + Subordinated Liabilities + Securitisation Liability) / Net worth
- 2 DSCR = Profit before interest and tax / (Interest expense + Principal repayment of borrowing and securitisation Liability in next three months / twelve Months)
- 3 ISCR = Profit before interest and tax / Interest expense
- 4 Net worth = Share capital + Share application money pending allotment + Reserves & Surplus – Deferred Tax Assets
- 5 Total debts to total assets = Total Debt (Debt Securities + Borrowings (other than debt securities) + Subordinated Liabilities + Securitisation Liability) / total assets
- 6 Net profit margin (%) = Net profit after tax / Revenue from Operations
- 7 Stage 3 ratio (gross) = Gross Stage 3 loans / Gross Loans
- 8 Stage 3 ratio (net) = (Gross stage 3 loans - impairment loss allowance for Stage 3) / Gross Loans

The secured non-convertible debentures issued by the Company are fully secured by first pari passu charge by mortgage of the Company's immovable property and/or by hypothecation of book debts/ loan receivables and other assets to the extent as stated in the information memorandum. Further, the Company has maintained asset cover as stated in the information memorandum which is sufficient to discharge the principal amount and other dues at all times for the non-convertible debt securities issued by the Company.

July 26, 2022

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

National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex,
Bandra (E),
Mumbai – 400 051.

Dear Sir / Madam,

Sub: Statement pursuant to Regulation 52(7) of the of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

With reference to the captioned subject, we enclose the following:

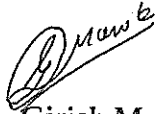
- a. The proceeds of the Non-convertible Securities (NCS) issued during the quarter ended June 30, 2022, have been fully utilized for the purpose for which these proceeds were raised; and
- b. There is no deviation or variation in the use of proceeds of issue of NCS as compared to the objects of the issue.

Kindly take the same on record.

Thanking you,

Yours faithfully,

For Edelweiss Housing Finance Limited



Girish Manik
Company Secretary

Encl: as above