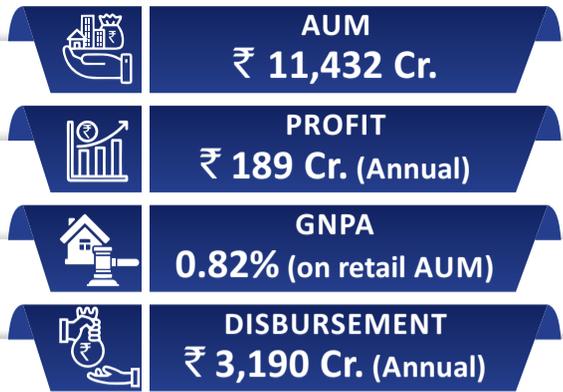
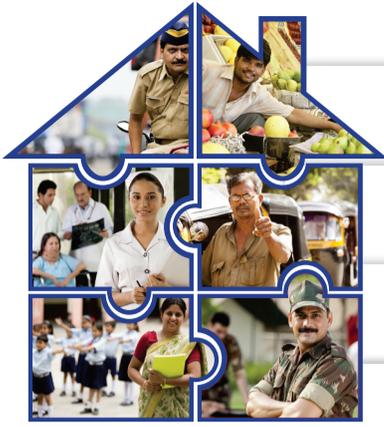


HIGHLIGHTS



1,61,000 CUSTOMERS

20 STATES & UNION TERRITORIES

STATEMENT OF FINANCIAL RESULTS FOR THE SIX MONTHS AND YEAR ENDED MARCH 31, 2020

(₹ in Lakh)

| PARTICULARS | FOR THE SIX MONTHS ENDED MARCH 31, 2020 | FOR THE SIX MONTHS ENDED MARCH 31, 2019 | FOR THE YEAR ENDED MARCH 31, 2020 | FOR THE YEAR ENDED MARCH 31, 2019 | FOR THE YEAR ENDED MARCH 31, 2020 | FOR THE YEAR ENDED MARCH 31, 2019 |
|---|---|---|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| | STANDALONE | | | CONSOLIDATED | | |
| | AUDITED (REFER NOTE 10) | | AUDITED | | | |
| 1 Income | | | | | | |
| Revenue from operations | | | | | | |
| a) Interest income | 62,576 | 57,148 | 121,452 | 109,495 | 121,452 | 109,495 |
| b) Net gain on fair value changes | 830 | 1,434 | 2,359 | 2,483 | 2,361 | 2,485 |
| c) Net gain on derecognition of financial instruments under amortised cost category | 2,770 | 9,185 | 8,401 | 9,185 | 8,401 | 9,185 |
| d) Fees and commission Income | 3,302 | 1,055 | 4,951 | 2,792 | 6,553 | 5,396 |
| Total revenue from operations | 69,478 | 68,822 | 137,163 | 123,955 | 138,767 | 126,561 |
| Other income | 63 | 2 | 73 | 4 | 79 | 2 |
| Total income | 69,541 | 68,824 | 137,236 | 123,959 | 138,846 | 126,563 |
| 2 Expenses | | | | | | |
| Finance costs | 40,198 | 40,555 | 79,349 | 73,051 | 79,349 | 73,051 |
| Impairment on financial instruments | 8,978 | 1,901 | 10,965 | 3,200 | 10,965 | 3,200 |
| Employees benefits expense | 7,881 | 8,319 | 15,225 | 15,279 | 16,756 | 17,784 |
| Depreciation and amortisation | 606 | 284 | 1,158 | 529 | 1,158 | 529 |
| Other expenses | 4,383 | 3,742 | 7,452 | 6,974 | 7,527 | 7,046 |
| Total expenses | 62,046 | 54,801 | 114,149 | 99,033 | 115,755 | 101,610 |
| 3 Profit before tax and exceptional items (1-2) | 7,495 | 14,023 | 23,087 | 24,926 | 23,091 | 24,953 |
| 4 Exceptional item | - | 1,386 | - | 1,386 | - | 1,386 |
| 5 Profit before tax (3-4) | 7,495 | 12,637 | 23,087 | 23,540 | 23,091 | 23,567 |
| 6 Tax expense | | | | | | |
| Current tax | 3,149 | 2,121 | 5,391 | 6,011 | 5,407 | 6,032 |
| Deferred tax | (1,726) | 2,300 | (1,243) | 1,305 | (1,254) | 1,298 |
| | 1,423 | 4,421 | 4,148 | 7,316 | 4,153 | 7,330 |
| 7 Profit after tax | 6,072 | 8,216 | 18,939 | 16,224 | 18,938 | 16,237 |
| 8 Other comprehensive income | | | | | | |
| Items that will not be reclassified to profit or loss | | | | | | |
| i Remeasurements of the defined employee benefit plans | (95) | (21) | (120) | (60) | (108) | (53) |
| ii Income tax relating to items that will not be reclassified to profit or loss | 24 | 7 | 30 | 21 | 27 | 19 |
| Total other comprehensive income (i + ii) | (71) | (14) | (90) | (39) | (81) | (34) |
| 9 Total comprehensive income | 6,001 | 8,202 | 18,849 | 16,185 | 18,857 | 16,203 |
| 10 Paid-up Equity Share Capital (Face value Rs. 10 per equity share) | 3,946 | 2,515 | 3,946 | 2,515 | 3,946 | 2,515 |
| 11 Earnings per equity share | | | | | | |
| Basic earning per share (Rs.) | 17.79 | 32.67 | 58.56 | 64.51 | 58.56 | 64.56 |
| Diluted earning per share (Rs.) | 17.71 | 32.44 | 58.29 | 64.06 | 58.28 | 64.11 |

(EPS is not annualized for the six months ended March 31, 2020 and March 31, 2019)

Notes:

- The above standalone and consolidated results for the year ended March 31, 2020, which have been audited by the Auditors of the Company were reviewed by the Audit Committee of Directors and subsequently approved by the Board of Directors at its meeting held on May 29, 2020, in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 read with CIR/IMD/DFI/69/2016 dated August 10, 2016 (the "Regulation").
- During the current year, the Wadhawan Global Capital Ltd and Dewan Housing Finance Corporation Limited, along with promoter shareholders and International Finance Corporation (collectively "sellers") transferred their entire shareholding to BCP Topco VII Pte. Ltd., which is held through intermediary companies by private equity funds managed by wholly owned subsidiaries of The Blackstone Group L.P. (collectively "Blackstone"). As at March 31, 2020, shareholding of Blackstone stood at 98.74% in the Company.
- The Company has made preferential allotment of 88,10,088 equity shares of face value Rs 10/- each for consideration of Rs. 80,000 Lakh to Blackstone on June 11, 2019. The Company has made Rights issue allotment of 55,06,338 equity shares of face value Rs 10/- each for consideration of Rs. 50,000 Lakh on March 26, 2020.
- The Company operates only in one Operating Segment i.e Housing Finance business - Financial Services and all other activities are incidental to the main business activity, hence have only one reportable Segment as per Indian Accounting Standard 108 "Operating Segments".
- The Ministry of Corporate Affairs has notified Indian Accounting Standard 116 ('Ind AS 116'), Leases, with effect from April 1, 2019. The Standard primarily requires the Company, as a lessee, to recognize, at the commencement of the lease a right-to-use asset and a lease liability (representing present value of unpaid lease payments). Such right-of-use assets are subsequently depreciated and the lease liability reduced when paid, with the interest on the lease liability being recognized as finance costs, subject to certain re-measurement adjustments. The Company has elected to apply this Standard to its leases using modified retrospective method from April 1, 2019. On transition, this has resulted in recognition of right-to-use asset and lease liability of Rs 1,913 Lakh. The net impact on the profit for the reported period and on the earnings per share, is not material.
- The recently promulgated Taxation Laws (Amendment) Ordinance 2019 has inserted section 115BAA in the Income Tax Act, 1961 providing existing domestic companies with an option to pay tax at a concessional rate of 22% plus applicable surcharge and cess. Consequently, the opening deferred tax Liability (net) has been measured at the lower rate with a one-time corresponding credit of Rs 878 lakh to the Statement of Profit and Loss for the year ended March 31, 2020.
- The Covid-19 pandemic has resulted in a significant decrease in the economic activities across the country, on account of Lockdown that was announced on 24 March 2020.

In accordance with the RBI guidelines relating to COVID-19 Regulatory Package dated March 27, 2020 and April 17, 2020 and the Board approved policy in this regard, the Company has offered moratorium to its customers. For all such accounts where the moratorium is granted, the asset classification will remain standstill during the moratorium period (i.e. the number of days past due shall exclude the moratorium period for the purposes of asset classification as per the Company policy).

The Company has, based on current information available, estimated various scenario analysis and applied management overlays based on the policy approved by the Board while arriving at the provision for impairment of financial assets which the management believes is adequate. The Company has performed an estimation of portfolio stress through analysing its portfolio in respect of various risk classification, using the available historical and current data and based on current indicators of future economic conditions. The said stress test has resulted in an additional impairment provision of Rs 4,951 Lakh.

On May 22, 2020, the RBI has announced extension of the moratorium period by further three months. The extent to which Covid-19 pandemic will impact the Company's provision on financial assets will depend on future developments, which are highly uncertain. The impact of Covid-19 pandemic may be different from that estimated as at the date of approval of these Financial Results and the Company will continue to closely monitor any material changes to future economic conditions.

- Impairment on financial instruments (including write off) includes Rs 3,582 Lakh and Rs 3,999 Lakh for the six months and year ended March 31, 2020 respectively (Rs 208 Lakh & Rs 428 Lakh for the six months and year ended March 31, 2019 respectively) towards Loans to Developers. The Net carrying value of Loans to developers after impairment provision is Rs. 1,964 Lakh as at March 31, 2020 (Rs. 6,781 Lakh as at March 31, 2019). The Company has not made any fresh loan sanctions under Loans to developers during the year ended March 31, 2019 and March 31, 2020.
- The Company has granted 10,44,395 Employee stock option during the current year.
- The figures of last six months are the balancing figures between audited figures in respect of full financial year and recasted year to date figures upto the first six month of the respective financial years.
- Previous period / year figures have been restated / regrouped / re-classified wherever necessary in line with the financial results for the six months and year ended March 31, 2020.

For and on behalf of the Board of Directors of Aadhar Housing Finance Limited

Place : Mumbai
Date: May 29, 2020

Deo Shankar Tripathi
Managing Director & CEO
DIN 07153794