

EHFL/SEC/2017/39

May 17, 2017

The President

Bombay Stock Exchange Limited

Phiroze Jeejeebhoy Towers

Dalal Street

Mumbai - 400001

Listing Department,

**National Stock Exchange of India
Limited,**

Exchange Plaza, C-1, Block 'G'

Bandra Kurla Complex,

Bandra (East), Mumbai - 400 005

Sub: Audited financial results for the financial year ended March 31, 2017

Dear Sir / Madam,

Pursuant to the regulation 52 of the Securities & Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation 2015, kindly find enclosed the following:-

- i. Audited Financial Results along with Limited Review Report from the Auditors Auditor's Report under Regulation 52(1) of the Securities & Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation, 2015
- ii. Disclosures under Regulation 52(4) of the Securities & Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation, 2015.

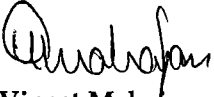
The Certificate of Debenture Trustee under Regulation 52(5) of the said Regulation will be submitted separately.

Kindly take the same on record.

Thanking you.

Yours truly,

for Edelweiss Housing Finance Limited


Vineet Mahajan

Director

Encl: As above

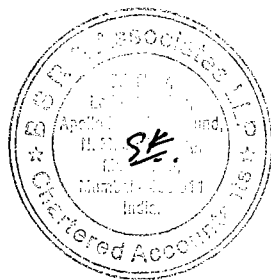
Edelweiss Housing Finance Limited

Corporate Identity Number : U65922MH2008PLC182906
 Regd. Off: Edelweiss House, Off. C.S.T. Road, Kalina, Mumbai - 400 098,
 Tel: +91-22-40094400 Fax: +91-22-40194925
 website: www.edelweisshousingfin.com

Financial Results for the six months ended and year ended 31 March 2017

(Currency : Indian rupees in crores)

Particulars	For the six months ended 31 March 2017	For the six months ended 31 March 2016	For the year ended 31 March 2017	For the year ended 31 March 2016
	(Unaudited)	(Unaudited)	(Audited)	(Audited)
I. Revenue from operations	241.25	162.11	465.27	272.80
II. Other income	1.32	0.26	1.64	0.54
III. Total Revenue (I+II)	242.57	162.37	466.91	273.34
IV. Expenses				
Employee benefits expense	24.77	16.26	36.97	27.43
Finance costs	120.47	78.30	228.51	136.86
Depreciation and amortisation expense	1.06	0.90	1.79	1.61
Other expenses	51.10	32.02	100.53	46.81
Total expenses	197.40	127.48	367.80	212.71
V. Profit before tax (III - IV)	45.17	34.89	99.11	60.63
VI. Tax expenses:				
(1) Current tax	18.29	13.92	37.86	24.84
(2) Deferred tax	(8.72)	(1.09)	(6.69)	(2.43)
VII. Profit for the year (V - VI)	35.60	22.06	67.94	38.22
VIII. Earnings per equity share in Rupees (Face value Rs. 10/- each)				
(1) Basic	7.21	4.47	13.77	7.74
(2) Diluted	7.21	4.47	13.77	7.74



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Statement of Assets and Liabilities as at 31 March 2017

(Currency : Indian rupees in crores)

Particulars	As at 31 March 2017 (Audited)	As at 31 March 2016 (Audited)
I EQUITY AND LIABILITIES		
(1) Shareholders' funds		
(a) Share capital	49.35	49.35
(b) Reserves and surplus	344.35	289.23
	393.70	338.58
(2) Non-current liabilities		
(a) Long-term borrowings	2,003.31	981.54
(b) Other long-term liabilities	30.90	25.99
(c) Long-term provisions	36.31	15.78
	2,070.52	1,023.31
(3) Current liabilities		
(a) Short-term borrowings	224.06	626.30
(b) Trade payables		
(A) total outstanding dues of micro enterprises and small enterprises	-	-
(B) total outstanding dues of creditors other than micro enterprises and small enterprises	15.47	10.80
(c) Other current liabilities	688.53	444.70
(d) Short-term provisions	8.76	10.76
	936.82	1,092.56
TOTAL	3,401.04	2,454.45
II ASSETS		
(1) Non-current assets		
(a) Fixed assets		
(i) Tangible assets	3.32	2.60
(ii) Intangible assets	0.34	0.39
(iii) Capital work in progress	-	-
(b) Deferred tax assets (net)	9.12	2.43
(c) Long-term loans and advances	2,102.15	1,220.77
(d) Other non-current assets	6.05	3.39
	2,120.98	1,229.58
(2) Current assets		
(a) Trade receivables	5.21	8.58
(b) Cash and bank balances	45.59	5.65
(c) Short-term loans and advances	1,197.21	1,188.62
(d) Other current assets	32.05	22.02
	1,280.06	1,224.87
TOTAL	3,401.04	2,454.45

Note :

- 1 The financial results of Edelweiss Housing Finance Limited ('EHFL' or 'the Company') for the six months and year ended 31 March 2017 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on 16 May 2017.
- 2 The Statement and details as referred in Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015 is attached as Annexure - A.
- 3 Earnings per share for the half year ended 31 March 2017 and 31 March 2016 have been calculated for six months and not annualised.
- 4 Previous period's / year's figures have been regrouped/reclassified wherever necessary to correspond with the current year's classification/ disclosure.
- 5 The financial results are available on the Company's website - www.edelweishousingfin.com
- 6 As stipulated under section 52 of the Companies Act, 2013, the Company has utilised the securities premium towards the amortisation of premium payable on redemption of debentures of Rs. 7.02 crores (net of tax) and debentures issue expenses of Rs. 5.79 crores (net of tax) for the year ended 31 March 2017.
- 7 In terms of SEBI Circular CIR/CFD/CMD/56/2016 dated 27 May 2016, the Company hereby declares that the auditors have issued audit report with unmodified opinion on annual financial results for the year ended 31 March 2017.

On behalf of the Board of Directors

Vineet Mahajan

**Vineet Mahajan
 Director
 DIN : 07253615**



Date : 16 May 2017
 Place : Mumbai

B S R & Associates LLP

Chartered Accountants

5th Floor, Lodha Excelus,
Apollo Mills Compound
N. M. Joshi Marg, Mahalaxmi
Mumbai - 400 011
India

Telephone +91 (22) 4345 5300
Fax +91 (22) 4345 5399

Independent Auditor's Report on Financial Results Pursuant to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors
Edelweiss Housing Finance Limited

Report on the Financial Results

1. We have audited the accompanying 'Financial Results for the year ended 31 March 2017' and the 'Statement of Assets & Liabilities as at 31 March 2017' together with the notes thereon of Edelweiss Housing Finance Limited (the 'Company') for the year ended 31 March 2017 (the "Financial Results") being submitted by the Company pursuant to the requirement of Regulation 52 of the Securities and Exchange Board of India ('SEBI') (Listing Obligations and Disclosure Requirements) Regulations, 2015. Attention is drawn to the fact that the figures for the half year ended 31 March 2017 and the corresponding half year ended in the previous year as reported in these Financial Results are the balancing figures between audited figures in respect of full financial year and the published unaudited year to date figures upto the half year of the relevant financial year. Also the figures upto the half year have only been reviewed and not subjected to audit.

Management's Responsibility for the Financial Results

2. These Financial Results have been prepared on the basis of annual financial statements and unaudited half year Financial Results. Management is responsible for the preparation of these Financial Results that give a true and fair view of the net profit and other financial information in accordance with the recognition and measurement principles laid down in the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Financial Results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

3. Our responsibility is to express an opinion on these Financial Results based on our audit of the annual Financial Results. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Financial Results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as Financial Results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

**Independent Auditor's Report on Financial Results Pursuant to the SEBI
(Listing Obligations and Disclosure Requirements) Regulations, 2015
(Continued)**

Edelweiss Housing Finance Limited

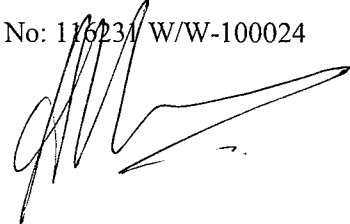
Opinion

4. In our opinion and to the best of our information and according to the explanations given to us, the Financial Results:
- i. are presented in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI circular dated 10 August 2016 in this regard; and
 - ii. give a true and fair view of the net profit and other financial information for the year ended 31 March 2017.

For B S R & Associates LLP

Chartered Accountants

Firm's Registration No: 116231/W/W-100024



Ashwin Suvarna

Partner

Membership No: 109503

Mumbai

16 May 2017

Annexure A

Information as required pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015

a) Details of Credit Rating : (Rs. In Crores)

Instrument Category	ICRA	CARE	CARE	Brickworks	CRISIL
i) Long Term Instruments :					
Rating	[ICRA] AA	CARE AA	CARE AA (SO)	BWR AA+	CRISIL AA/Stable
Amount	3,800.00	2,150.00	250.00	750.00	2,335.00
ii) Short Term Instruments :					
Rating	[ICRA] A1+	CARE A1+	NA	NA	CRISIL A1+
Amount	1,000.00	500.00	NA	NA	750.00

	Particulars	Half year ended		Year ended	
		31 March 2017	31 March 2016	31 March 2017	31 March 2016
b)	Asset Cover available	1.00	1.00	1.00	1.00
c)	Debt-equity Ratio (D/E) *	7.29	5.96	7.29	5.96
d)	Debt service coverage ratio (DSCR)	0.30 **	0.14 **	0.36 ***	0.19 ***
e)	Interest service coverage ratio (ISCR) ****	1.37	1.45	1.43	1.44
f)	Capital redemption reserve	Nil	Nil	Nil	Nil
g)	Outstanding Redeemable Preference shares	Nil	Nil	Nil	Nil
h)	Debenture redemption reserve (Rs. in Crores)	12.15	Nil	12.15	Nil
i)	Net worth (Rs. in Crores) *****	371.28	327.31	371.28	327.31

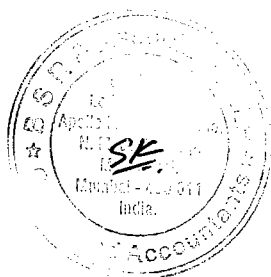
* D/E = "Total debt (Long term + Short term + Current maturities of long term debt)/ Net worth"

** DSCR = "Earnings before Interest and Tax/(Interest expense +Principal repayments for the next six months)"

*** DSCR = "Earnings before Interest and Tax/(Interest expense +Principal repayments for the next twelve months)"

**** ISCR = "Earnings before Interest and Tax/Interest expense"

***** Net worth = "Share Capital + Reserves and Surplus - Deferred Tax Assets - Deferred Revenue Expenditure"



- j) Details of previous due date, next due date for the payment of interest and repayment of principal of non convertible debt securities.

(Rs. In Crores)

Sr. no.	ISIN No.	Principal Amount (Face Value)	Previous Due date (1 October 2016 to 31 March 2017)		Next Due date (1 April 2017 to 30 September 2017)		Redemption (Principal + Interest) amount
			Interest	Principal	Interest	Principal	
1	INE530L07038	40.00	17-Nov-16	17-Nov-16	NA	NA	NA
2	INE530L07053	25.00	23-Mar-17	23-Mar-17	NA	NA	NA
3	INE530L08010	50.00	4-Feb-17	NA	NA	NA	NA
4	INE530L07046	25.00	NA	NA	24-Apr-17	24-Apr-17	35.57
5	INE530L07079	6.00	NA	NA	24-Apr-17	24-Apr-17	8.12
6	INE530L07103	5.00	NA	NA	17-Aug-17	17-Aug-17	6.74
7	INE530L07095	10.00	NA	NA	12-Sep-17	12-Sep-17	13.59
8	INE530L07160	25.00	NA	NA	2-May-17	NA	2.42
9	INE530L07178	51.70	NA	NA	19-Jul-17	NA	4.91
10	INE530L07194	58.90	NA	NA	19-Jul-17	NA	5.74
11	INE530L07210	24.84	1-Oct-16	NA	3-Apr-17	NA	0.21
	INE530L07210	24.84	1-Nov-16	NA	2-May-17	NA	0.19
	INE530L07210	24.84	1-Dec-16	NA	1-Jun-17	NA	0.20
	INE530L07210	24.84	2-Jan-17	NA	1-Jul-17	NA	0.20
	INE530L07210	24.84	1-Feb-17	NA	1-Aug-17	NA	0.20
	INE530L07210	24.84	1-Mar-17	NA	1-Sep-17	NA	0.20
12	INE530L07228	349.20	NA	NA	19-Jul-17	NA	34.92

Note:

- a) The Company has paid all the due amounts of interest/principal on the respective due dates during the year ended 31 March 2017.
- b) The details with regard to the interest/principal are provided in respect of those series, in respect of which the interest/principal payment was done in the previous 6 months (i.e. 1 October 2016 to 31 March 2017) or falling due in the next 6 months (i.e. 1 April 2017 to 30 September 2017).

