



**ADITYA BIRLA
CAPITAL**

PROTECTING INVESTING FINANCING ADVISING

November 02, 2018

National Stock Exchange of India Limited
Listing Department, Exchange Plaza,
Bandra Kurla Complex, Bandra (E), Mumbai
– 400051

BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai- 400001

Dear Sir/Madam,

Sub: Submission of Documents under SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 (LODR, 2015)

With reference to the subject matter, please find enclosed:

1. Unaudited Financial Results along with Limited Review Report for the half year ended September 30, 2018.
2. Certificate issued under regulation 52 (5) of LODR,2015 by Vistra ITCL (India) Limited (Debenture Trustee)
3. Disclosures pursuant to regulation 52 (4) of LODR, 2015 and Annexure 1 for details related to payment of interest on NCDs and repayment of principal amount

Request to kindly take the same on your records.

Thanking you

For **ADITYA BIRLA HOUSING FINANCE LIMITED**

MUTHIAH GANAPATHY
COMPANY SECRETARY

Encl: a/a

Aditya Birla Housing Finance Ltd.

One Indiabulls Center, Tower 1, 15th Floor, Jupiter Mill
Compound, 841, Senapati Bapat Marg, Elphinstone Road,
Mumbai 400 013.

www.adityabirlahousingfinance.com

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266

CIN: U65922GJ2009PLC083779

Independent Auditors' Review Report on Review of Special Purpose Financial Information

**To The Board of Directors of
Aditya Birla Housing Finance Limited**

Introduction

1. We have reviewed the accompanying unaudited Special Purpose Financial Information (the "Financial Information" comprising of unaudited financial results for the quarter and six months ended September 30, 2018) of Aditya Birla Housing Finance Limited (the "Company"). This Financial Information is the responsibility of the Company's management and has been approved by the Board of Directors. Our responsibility is to issue a report on the Financial Information based on our review.
2. The Company's Management is responsible for the preparation and presentation of the aforesaid Financial Information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard for Interim Financial Reporting (Ind AS 34), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules thereunder and other accounting principles generally accepted in India. This Financial Information is used for the purpose of preparation of Group Reporting Package in accordance with the instructions from Aditya Birla Capital Limited ("ABCL" / "Group") for the inclusion in Group consolidated financial results for the quarter and six months ended September 30, 2018.
3. Our responsibility is to review the Financial Information and report that the Financial Information is prepared and derived, in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard for Interim Financial Reporting (Ind AS 34), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules thereunder and other accounting principles generally accepted in India.

Scope of Review

4. We conducted our review 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. 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.

Conclusion

5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Financial Information is not prepared in accordance with the recognition and measurement principles laid down in the India Accounting Standard for Interim Financial Reporting (Ind AS 34), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules thereunder and other accounting principles generally accepted in India, or that it contains any material misstatement.

Basis of Preparation and Restriction on use and distribution

6. Without modifying our conclusion, we draw attention to Note 1 to the Financial Information, which describes the basis of preparation of Financial Information. The Financial Information has been prepared by the Company, on the basis stated in para 2 above, for the preparation of Group Reporting Package which is used for the inclusion in the consolidated financial results of the Group as at and for the quarter and six months ended September 30, 2018. As a result, the Financial Information may not be suitable for another purpose. Our report is intended solely for the use by the Board of Directors of the Company, the Group in the preparation of the consolidated financial results and their auditors and should not be distributed to or used by other parties.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-10018)



Mukesh Jain
Partner
(Membership No. 108262)

MUMBAI, October 22, 2018

Aditya Birla Housing Finance Limited

Statement of Unaudited Financial Results for the half year ended September 30, 2018

Rs. in lakh

Particulars	Quarter ended			Half Year ended	Nine month ended
	September 30, 2018 Unaudited	June 30, 2018 Unaudited	September 30, 2017 Unaudited	September 30, 2018 Unaudited	March 31, 2018 Audited
1 Revenue from operations	24,163.85	22,375.76	13,118.31	46,539.61	47,304.08
2 Other income	10.22	2.46	7.16	12.68	28.54
3 Total income (1+2)	24,174.07	22,378.22	13,125.47	46,552.29	47,332.62
4 Expenses					
(a) Finance costs	17,073.82	15,335.07	9,015.72	32,408.89	31,834.89
(b) Employee benefit expenses	2,974.91	3,261.32	2,246.54	6,236.23	7,824.38
(c) Other expenses	1,347.79	1,191.74	799.49	2,539.53	2,740.42
(d) Depreciation and amortization expenses	308.07	285.04	259.47	593.11	837.60
(e) Allowance against assets	428.54	540.84	562.43	969.38	1,843.84
Total expenses	22,133.13	20,614.01	12,883.65	42,747.14	45,081.13
5 Profit before tax (3-4)	2,040.94	1,764.21	241.82	3,805.15	2,251.49
6 Tax expense					
Current tax	788.76	523.17	54.60	1,311.93	831.45
Deferred tax	(96.10)	87.39	(1,159.64)	(8.71)	(1,274.02)
Income tax for earlier periods	68.71	-	-	68.71	-
Total tax expense	761.37	610.56	(1,105.04)	1,371.93	(442.57)
7 Profit for the period (5-6)	1,279.57	1,153.65	1,346.86	2,433.22	2,694.06
8 Other comprehensive Income					
(i) Items that will not be reclassified to profit or loss in subsequent periods	(15.06)	19.28	1.62	4.22	138.86
(ii) Income tax relating to items that will not be reclassified to profit and loss	5.21	(6.67)	-	(1.46)	(48.06)
Other comprehensive income (Net of tax)	(9.85)	12.61	1.62	2.76	90.80
9 Total comprehensive income (7+8)	1,269.72	1,166.26	1,348.48	2,435.98	2,784.86
10 Paid up equity share capital (Face value of Rs. 10 each)	47,555.67	43,984.24	39,377.70	47,555.67	41,256.97
11 Reserve excluding revaluation reserve	-	-	-	-	40,033.99
12 Earnings per share of Rs. 10 each (not annualised)					
Basic & Diluted earnings per share	0.29	0.27	0.37	0.56	0.69



Notes:

1. The above financial results have been prepared for the purpose of preparation of Group Reporting Package which is used for the inclusion in consolidated financial results of Aditya Birla Capital Limited (Parent company) and are in accordance with the recognition and measurement principles laid down in Indian Accounting Standard for Interim Financial Reporting (Ind AS 34).
2. The Statement of Assets and Liabilities is enclosed in Appendix I.
3. The above financial results for the quarter and half year ended September 30, 2018, were reviewed by the Audit Committee and subsequently approved by the Board of Directors at their meeting held on October 22, 2018.
4. The above results have been subjected to Limited Review by the Statutory Auditors of the Company.
5. The Company has prepared this financial results under Indian Accounting Standards (Ind AS). The figure for the quarter ended September 30, 2017 and nine month ended March 31, 2018 are also Ind AS compliant. The financial results for the quarter ended September 30, 2017 have been subjected to limited review and the financial results for the nine month ended March 31, 2018 have been subjected to audit by the statutory auditors of the Company.
6. Reconciliation of net profit as previously reported on account of transition from previous Indian GAAP to Ind AS for the quarter ended September 30, 2017 and nine month ended March 31, 2018 is as below:

Particulars	Quarter ended September 30, 2017	Nine month ended March 31, 2018
	Unaudited	Audited
Profit after tax as per previous GAAP	1,756.75	2,938.78
IND AS adjustments :		
(i) On account of effective interest rate on loans given	26.30	611.20
(ii) On account of effective interest rate on borrowings/ fair valuation of borrowing	110.82	325.93
(iii) On account of fair valuation of employee stock options	(8.00)	(55.00)
(iv) Ind AS Impact on fair value recognition of intangible asset due to business combination.	(152.50)	(457.50)
(v) Other adjustments	(2.24)	(140.97)
(vi) Deferred tax on GAAP differences	(384.27)	(528.38)
Profit after tax as per Ind AS	1,346.86	2,694.06

7. Related party statement is enclosed in Appendix II.

8. Previous period / quarter figures have been regrouped where necessary to confirm to current quarter classification.



For Aditya Birla Housing Finance Limited

Ajay Srinivasan

Ajay Srinivasan

Director

DIN: 00121181

Rakesh Singh

Rakesh Singh

Director

DIN : 07006067

Place: Mumbai

Date: October 22, 2018

Aditya Birla Housing Finance Limited
Statement of assets and liabilities as at September 30, 2018

Appendix I

Rs. In lakh

PARTICULARS	As at	As at	As at
	September 30, 2018	September 30, 2017	March 31, 2018
	Unaudited	Unaudited	Audited
ASSETS			
(1) Non current assets			
(a) Property, plant and equipment	1,011.36	860.13	1,101.42
(b) Other intangible assets	8,789.55	9,199.35	8,995.43
(c) Intangible assets under development	-	19.26	89.68
(d) Financial assets			
(i) Loans	937,069.40	548,204.21	769,938.98
(e) Tax assets	833.11	952.18	711.01
(f) Other non current assets	99.49	98.87	114.74
	947,802.91	559,334.00	780,951.26
(2) Current assets			
(a) Financial assets			
(i) Trade and other receivables	52.47	-	145.99
(ii) Cash and cash equivalents	135.92	4.82	16.43
(iii) Loans	54,671.79	31,097.90	45,859.38
(iv) Other financial assets	137.55	71.77	239.92
(b) Other current assets	627.54	531.12	750.05
	55,625.27	31,705.61	47,011.77
Total assets	1,003,428.18	591,039.61	827,963.03
EQUITY AND LIABILITIES			
(3) Equity			
(a) Equity share capital	47,555.67	39,377.70	41,256.97
(b) Other equity	71,171.25	30,516.78	40,033.99
Total equity	118,726.92	69,894.48	81,290.96
(4) Non-current liabilities			
(a) Financial liabilities			
(i) Long-term borrowings	702,811.33	336,911.91	472,368.18
(ii) Other financial liabilities	1,661.78	1,646.27	1,960.03
(b) Long term provisions	-	-	-
(c) Deferred tax liability	1,545.97	1,619.54	1,553.20
(d) Other non current liabilities	-	2.06	1.76
	706,019.08	340,179.78	475,883.17
(5) Current liabilities			
(a) Financial liabilities			
(i) Short-term borrowings	131,997.97	169,968.12	242,536.49
(ii) Trade and other payables			
-total outstanding dues of micro enterprises and small enterprises	-	-	-
-total outstanding dues of creditors other than micro enterprises and small enterprises	2,870.24	1,681.88	2,027.15
(iii) Other financial liabilities	43,258.00	8,626.38	25,719.58
(b) Other current liabilities	278.15	220.44	275.69
(c) Short term provisions	277.82	468.53	229.99
	178,682.18	180,965.35	270,788.90
Total liabilities	884,701.26	521,145.13	746,672.07
Total equity and liabilities	1,003,428.18	591,039.61	827,963.03



The following inter Company transactions/balances with Subsidiaries/Joint Ventures/Associates have taken place during the period under audit/review and are included in the above figures under respective heads:

Rs. in lakh

No.	Particulars	Quarter ended			Half Year ended		Year Ended
		30-Sep-18	30-Jun-18	30-Sep-17	30-Sep-18	30-Sep-17	31-Mar-18
	Brief description Company wise & item wise:						
1	Income -inclusive of GST						
	Aditya Birla Finance Ltd (Rent Recovery)	47.65	65.60	53.95	113.25	53.95	216.62
	Aditya Birla Finance Ltd (Other admin expenses recovery)	84.07	60.52	69.15	144.59	69.15	222.61
	Aditya Birla Finance Ltd (Salary and other cost recovery)	40.98	-	25.44	40.98	25.44	87.30
	Aditya Birla Finance Ltd (Asset utilisation charges)	8.53	28.61	2.66	37.14	2.66	7.98
	Aditya Birla Financial Shared Services Limited (Recovery of transfer employees)	0.20	-	1.13	0.20	1.13	1.13
	Aditya Birla Sun Life Insurance Company Limited (Recovery of transfer employees)	-	-	15.14	-	15.14	15.14
	Aditya Birla Insurance Brokers Limited (Recovery of transfer employees)	-	-	0.40	-	0.40	0.40
	Aditya Birla Insurance Brokers Limited (Recovery of travelling expenses)	-	-	-	-	-	0.19
	Aditya Birla Sun Life Asset Management Company Limited (Recovery of transfer employees)	-	-	-	-	-	1.21
	Aditya Birla Finance Ltd (Brokerage)	-	-	4.73	-	4.73	-
2	Expenses - -inclusive of GST						
	Aditya Birla Finance Ltd (Reimbursement of repairs & maintenance computers)	16.52	17.66	14.42	34.18	14.42	29.69
	Aditya Birla Finance Ltd (Reimbursement of rent expenses)	40.32	56.66	34.03	96.98	34.03	63.70
	Aditya Birla Finance Ltd (Reimbursement for asset utilisation)	11.52	21.30	11.00	32.82	11.00	32.98
	Aditya Birla Finance Ltd (Reimbursement of other admin expenses)	25.52	21.55	15.54	47.07	15.54	72.81
	Aditya Birla Finance Ltd (Brokerage expenses)	-	-	28.00	-	28.00	10.41
	Aditya Birla Finance Ltd (Salary Cost)	-	-	7.84	-	7.84	28.00
	Aditya Birla Finance Ltd (Staff training)	-	-	-	-	-	0.82
	Aditya Birla MyUniverse Limited (Brokerage/syndication expenses)	-	-	-	-	-	0.20
	Aditya Birla Money Ltd (Reimbursement of rent and other expenses)	-	0.44	2.94	0.44	2.94	4.58
	Aditya Birla Sun Life Insurance Company Limited (Interest on debentures issued)	11.28	11.16	11.28	22.44	11.28	33.59
	Aditya Birla Sun Life Insurance Company Limited (Interest on sub debt issued)	21.42	21.19	21.42	42.62	21.42	63.81
	Aditya Birla Sun Life Insurance Company Limited (Reimbursement of transfer employees)	-	-	-	-	-	2.60
	Aditya Birla Financial Shared Services Limited (Shared services expenses)	209.70	123.81	52.56	333.51	52.56	187.18
	Aditya Birla Financial Shared Services Limited (Reimbursement of transfer employees)	-	31.33	-	31.33	-	2.10
	Aditya Birla Financial Shared Services Limited (Reimbursement of insurance premium)	-	-	-	-	-	0.83
	Aditya Birla Capital Limited (Shared services expenses)	49.44	47.55	85.20	97.00	85.20	258.18
	Aditya Birla Capital Limited (Reimbursement of transfer employees)	-	-	11.64	-	11.64	11.64
	Aditya Birla Capital Limited (Interest expenses)	26.56	31.15	311.45	57.71	311.45	407.85
	Aditya Birla Capital Limited (ESOP)	17.12	49.79	8.00	66.90	8.00	94.30
	Aditya Birla Health Insurance Limited (reimbursement of electricity expenses)	0.39	0.39	0.36	0.78	0.36	1.08
	Aditya Birla Money Ltd (Brokerage expenses)	5.13	0.27	-	5.40	-	-
	Aditya Birla Financial Shared Services Limited (Other comprehensive income - Gratuity (gain)/loss)	10.09	0.58	(0.15)	10.67	(0.15)	(5.14)
	Aditya Birla Capital Limited (Other comprehensive income - Gratuity (gain)/loss)	(0.32)	0.05	(0.01)	(0.27)	(0.01)	(2.44)
	Idea Cellular Limited (Internet and communication expenses)	0.76	1.69	1.62	2.45	1.62	-
3	Capital Investment						
	Aditya Birla Capital Limited Equity Shares (including securities premium)	19,999.98	15,000.00	19,999.88	34,999.98	19,999.88	35,000.00
4	Capital/Debt Investment Outstanding						
	Aditya Birla Capital Limited Equity Share (including securities premium)	111,746.98	91,747.00	66,786.88	111,746.98	66,786.88	76,747.00
	Aditya Birla Sun Life Insurance Company Limited - Non convertible debentures outstanding	500.00	500.00	500.00	500.00	500.00	500.00



	Aditya Birla Sun Life Insurance Company Limited - Accrued interest on Non convertible debentures outstanding payable	23.66	12.38	23.66	23.66	23.66	1.23
	Aditya Birla Sun Life Insurance Company Limited - Sub debt outstanding	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
	Aditya Birla Sun Life Insurance Company Limited - Accrued interest on sub debt outstanding payable	31.90	10.48	31.90	31.90	31.90	74.29
	Aditya Birla Capital Limited - Inter-corporate deposit received	-	1,960.00	-	-	-	1,800.00
5	Other transactions						
	Aditya Birla Sun Life Insurance Company Limited (Issue of sub debt)	-	-	-	-	-	1,000.00
	Aditya Birla Capital Limited (Received towards Director Nomination deposit)	-	-	-	-	-	1.00
	Aditya Birla Capital Limited (Paid towards Director Nomination deposit)	-	-	-	-	-	1.00
6	Other advances						
	Aditya Birla Sun Life Insurance Company Limited (Unamortised insurance premium)	4.49	8.99	2.28	4.49	2.28	11.77
	Aditya Birla Health Insurance Limited (Unamortised insurance premium)	26.27	39.55	81.44	26.27	81.44	40.74
	Aditya Birla Financial Shared Services Limited (Advance prepaid)	9.54	13.46	21.32	9.54	21.32	5.91
7	Outstanding Balances						
	- Receivables						
	Aditya Birla Finance Ltd (Short-term loans and advances)	69.11	100.68	43.19	69.11	43.19	142.30
	Aditya Birla Sun Life Insurance Company Limited (Short-term loans and advances)	-	-	14.27	-	14.27	-
	Aditya Birla Insurance Brokers Limited (Short-term loans and advances)	-	-	0.40	-	0.40	0.19
	Aditya Birla Sun Life Asset Management Company Limited	-	-	-	-	-	1.21
	- Payables						
	Aditya Birla MyUniverse Limited	-	0.19	-	-	-	0.19
	Aditya Birla Capital Limited (Trade payables)	30.62	96.93	98.03	30.62	98.03	116.48
	Aditya Birla Money Limited (Trade payables)	5.13	3.53	4.23	5.13	4.23	3.03
	Aditya Birla Health Insurance Limited (Trade payables)	0.39	0.39	0.36	0.39	0.36	0.36
	Aditya Birla Financial Shared Services Limited (Trade payables)	97.52	139.29	11.28	97.52	11.28	29.88



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

1. We have reviewed the accompanying Statement of Financial Results of **ADITYA BIRLA HOUSING FINANCE LIMITED** (the "Company") for the half year ended September 30, 2018 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/IMD/DF1/69/2016 dated August 10, 2016 read with Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards 34 "Interim Financial Reporting" ("Ind AS 34") 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 Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in the terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/IMD/DF1/69/2016 dated August 10, 2016 read with Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, 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 Reg. No. 117366W/W-100018)



Mukesh Jain
Partner
Membership No.108262

Mumbai, October 22, 2018

Aditya Birla Housing Finance Limited

Regd office: Indian Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

website: www.adityabirlahomeloans.com

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE HALF YEAR ENDED SEPTEMBER 30, 2018

Rs. in lakh

Particulars	Half Year ended	Half Year ended
	September 30, 2018	September 30, 2017
	Unaudited	Unaudited
1 Revenue from operations		
Interest Income	44,517.88	24,332.68
Fees and commission Income	1,555.03	260.76
Total revenue from operations	46,072.91	24,593.44
2 Other income	12.68	12.60
3 Total income (1+2)	46,085.59	24,606.04
4 Expenses		
Finance costs	32,575.29	16,733.55
Impairment on financial instruments	969.38	1,007.33
Employee benefit expenses	6,236.23	4,093.58
Depreciation and amortization expenses	288.11	198.08
Others expenses	2,589.81	1,467.12
Total expenses	42,658.82	23,499.66
5 Profit before tax (3-4)	3,426.77	1,106.38
6 Tax expense		
Current tax	1,311.93	139.60
Deferred tax	(139.65)	(1,061.10)
Income tax for earlier years	68.71	-
Total tax expense	1,240.99	(921.50)
7 Profit for the period (5+6)	2,185.78	2,027.88
8 Other comprehensive income		
Items that will not be reclassified to profit or loss:		
Re-measurement gains/(losses) on defined benefit plans	4.22	(23.24)
Income tax effect of above	(1.46)	-
Total other comprehensive income	2.76	(23.24)
9 Total comprehensive income (7+8)	2,188.54	2,004.64
Earnings per share of Rs. 10 each (not annualised)		
Basic & diluted earnings per share	0.51	0.57

STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2018

Rs. in lakh

Particulars	As at
	September 30, 2018
	Unaudited
ASSETS	
(1) FINANCIAL ASSETS	
(a) Cash and cash equivalents	135.92
(b) Receivables	
- Trade Receivables	52.47
(c) Loans	991,741.19
(d) Other Financial assets	137.55
	992,067.13
(2) NON-FINANCIAL ASSETS	
(a) Current tax assets (Net)	833.11
(b) Deferred tax Assets (Net)	1,159.48
(c) Property, Plant and Equipment	1,011.36
(d) Other Intangible assets	402.05
(e) Other non-financial assets	727.03
	4,133.03
TOTAL ASSETS	996,200.16
LIABILITIES AND EQUITY	
LIABILITIES	
(1) FINANCIAL LIABILITIES	
(a) Payables	
(i) Trade Payables	
(i) total outstanding dues of micro enterprises and small enterprises	
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	2,870.24
(b) Debt Securities	90,706.24
(c) Borrowings (Other than Debt Securities)	755,821.50
(d) Subordinated Liabilities	19,077.68
(e) Other financial liabilities	12,753.11
	882,028.77
(2) NON-FINANCIAL LIABILITIES	
(a) Provisions	277.82
(b) Other non-financial liabilities	278.16
	555.98
EQUITY	
(a) Equity share capital	47,555.67
(b) Other equity	66,059.74
	113,615.41
TOTAL EQUITY AND LIABILITY	996,200.16



Notes:

1. The Company has adopted Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015 from April 01, 2018 and the effective date of such transition is April 01, 2017. Such transition has been carried out from the erstwhile Accounting Standards notified under the Act, read with relevant rules issued thereunder and guideline issued by the National Housing Bank ('NHB') (Collectively referred to as 'the previous GAAP'). Accordingly the impact of transition has been recorded in the opening reserves as at April 01, 2017. The corresponding figures presented in these results have been prepared on the basis of the previously published results under the previous GAAP for the relevant periods, duly re-stated to Ind AS. These Ind AS adjustments have been reviewed by the statutory auditors.

These financial results have been drawn up on the basis of Ind AS accounting standards that are applicable to the company as at September 30, 2018 based on MCA Notification G.S.R 111(E) and G.S.R. 365(E) dated February 16, 2015 and March 30, 2016 respectively. Any applicable guidance/ clarifications/ directions issued by NHB or other regulators are adopted/ implemented as and when they are issued/ applicable.

Further, the presentation of these financial results have been made on the basis of format prescribed by MCA vide their Notification G.S.R 1022(E) dated October 11, 2018 for Non-Banking Financial Companies in Division III. Accordingly, the previous period numbers have been recasted / regrouped wherever required.

2. As required by paragraph 32 of Ind AS 101, net profit reconciliation between the figures reported, under previous GAAP and Ind AS is given below:

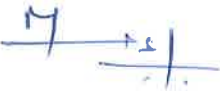
Particulars	Half Year ended September 30, 2017
Profit after tax as per previous GAAP	2,075.51
Ind AS adjustments:	
(i) On account of effective interest rate on loans given/net interest on credit impaired assets	312.15
(ii) On account of effective interest rate on borrowings	108.84
(iii) On account of fair valuation of employee stock options	(8.00)
(iv) Other adjustments	22.17
(v) Deferred tax on GAAP differences	(482.79)
Net profit after tax as per Ind AS	2,027.88

3. The Company operates in a single reportable segment that is housing finance which has similar risk and returns for the purpose of Ind AS-108 on 'Operating Segment'.

4. The above financial results for the half year September 30, 2018, were reviewed by the Audit Committee and subsequently approved by the Board of Directors at their meeting held on October 22, 2018.

In terms of our report attached
For Deloitte Haskins & Sells LLP
 Chartered Accountants
 ICAI Firm Registration No: 117366W/W-100018

For and on behalf of the Board of Directors of
Aditya Birla Housing Finance Limited



Mukesh Jain
 Partner
 Membership No: 108262

Place: Mumbai
 Date : October 22, 2018





Ajay Srinivasan
 Director
 DIN: 00121181

Place: Mumbai
 Date : October 22, 2018



Rakesh Singh
 Director
 DIN: 07006067

ADITYA BIRLA HOUSING FINANCE LIMITED

Regd office: Indian Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

website: www.adityabirlahomeloans.com

UNAUDITED FINANCIAL RESULTS FOR THE HALF YEAR ENDED SEPTEMBER 30, 2018

(Rs. in lakh)

Sl. No.	Particulars	Half Year ended	Half Year ended
		September 30	September 30
		2018	2017
		(Unaudited)	(Unaudited)
1	Total Income from operations	46,072.91	24,593.44
2	Net Profit / (Loss) for the period (before tax, exceptional and/or extraordinary items)	3,426.77	1,106.38
3	Net Profit / (Loss) for the period before tax (after exceptional and/or extraordinary items)	3,426.77	1,106.38
4	Net Profit / (Loss) for the period after tax (after exceptional and/or extraordinary items)	2,185.78	2,027.88
	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	2,188.54	2,004.64
6	Paid up Equity Share Capital	47,555.67	39,377.70
7	Reserves (excluding Revaluation Reserve)	66,059.74	25,471.54
8	Net worth	113,615.41	64,849.24
9	Paid up Debt Capital / Outstanding Debt	857,315.47	499,269.63
10	Outstanding Redeemable Preference Shares	-	-
11	Debt Equity Ratio	7.63	7.85
12	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations) -		
	1. Basic:	0.51	0.57
	2. Diluted:	0.51	0.57
13	Capital Redemption Reserve	-	-
14	Debenture Redemption Reserve	-	-
15	Debt Service Coverage Ratio	0.29	0.11
16	Interest Service Coverage Ratio	1.11	1.07

- The above financial results have been reviewed by the Audit Committee and approved by the Board at its Meeting held on October 22, 2018.
- The Company operates in a single reportable segment that is housing finance which has similar risk and returns for the purpose of Ind AS-108 on 'Operating Segment'.
- The Statement referred to in Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is available on the website of the Company i.e. www.adityabirlahomeloans.com

For and on behalf of the Board of Directors
Aditya Birla Housing Finance Limited



Ajay Srinivasan

Ajay Srinivasan
Director
DIN: 00121181

Rakesh Singh

Rakesh Singh
Director
DIN: 07006067

Place: Mumbai
Date: October 22, 2018

November 02, 2018



To,
Mr. Muthiah Ganapathy
Company Secretary,
Aditya Birla Housing Finance Limited,
Indian Rayon Compound,
Veraval Junagadh,
Gujarat 362266

Dear Sir,

Sub: Certificate of Debenture Trustee under Regulation 52(5) of SEBI (LODR) Regulations, 2015 for September 30, 2018.

In compliance of the requirements of Chapter V, Regulation 52, Sub – Regulation (4) and (5) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 for Non – Convertible Debt Securities we would like to state as under:

We, Vistra ITCL (India) Limited, are acting as a Debenture Trustee for Secured/Unsecured, Listed, Rated, Redeemable, Non-Convertible Debenture issue outstanding to Rs. 1107.3 Crores of Aditya Birla Housing Finance Limited ('ABHFL').

With reference to above, we have received the following documents and have noted its contents without verification:

1. Disclosure in accordance with clause 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the half year ended September 30, 2018.
2. Details of Secured/Unsecured redeemable non-convertible sub-debt outstanding as on September 30, 2018.
3. Statement of Un-Audited Financial results for the half year ended September 30, 2018.
4. CA certificate/s certifying asset cover and debt equity ratios dated November 02, 2018.

This certificate has been signed and issued by us based on the documents (as mentioned above) submitted by you.

Thanking You.

Yours sincerely,
For Vistra ITCL (India) Limited

A handwritten signature in black ink, appearing to read 'Jatinder Chohan', written over a horizontal line.

Jatinder Chohan
Compliance Officer
Place: Mumbai



ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

November 02, 2018

National Stock Exchange of India Limited Listing Department, Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai – 400051	BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai- 400001	Vistra ITCL (India) Limited <i>(formerly IL&FS Trust Company Limited)</i> The IL&FS Financial Centre, Plot C- 22, G Block, 7th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400051
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Disclosures in accordance with clause 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the half year ended September 30, 2018.

Sr. No	Particulars	Disclosures
(a)	Credit rating and change in the credit rating, if any	ICRA Limited (ICRA) has upgraded rating of the Company from 'AA+ stable' to 'ICRA AAA (Stable)' of Non-Convertible Debentures, Subordinated Debt and Bank Lines on August 28, 2018
(b)	Asset cover available, in case of non-convertible debt securities	3.09
(c)	Debt equity ratio	7.63
(d)	Previous due date for the payment of interest/ dividend for non-convertible redeemable preference shares/redeemable of principal of non-convertible preference shares/ non-convertible debt securities and whether the same has been paid or not and	Annexure 1.
(e)	Next due date for the payment of interest/dividend of non-convertible preference shares/principal along with the amount of interest/dividend of non-convertible preference shares payable and the redemption amount	Annexure 1.
(f)	Debt service coverage ratio	0.29
(g)	Interest service coverage ratio	1.11

Aditya Birla Housing Finance Ltd.

One Indiabulls Center, Tower 1, 15th Floor, Jupiter Mill Compound, 841, Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.

www.adityabirlahousingfinance.com

Registered Office:

Indian Rayon Compound, Veraval, Gujarat -362 266

CIN: U65922GJ2009PLC083779

(h)	Outstanding redeemable preference shares (quantity and value)	Not applicable
(i)	Capital redemption reserve / debenture redemption reserve	Not applicable
(j)	Net worth	Rs 113,615.41 Lakh
(k)	Net profit /loss after tax	Rs. 2185.78 Lakh
(l)	Earnings per share	0.51

For Aditya Birla Housing Finance Limited



Muthiah Ganapathy
Company Secretary

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Aditya Birla Housing Finance Ltd.

One Indiabulls Center, Tower 1, 15th Floor, Jupiter Mill
Compound, 841, Senapati Bapat Marg, Elphinstone Road,
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ADITYA BIRLA
CAPITAL

PROTECTING INVESTING FINANCING ADVISING

Aditya Birla Housing Finance Ltd. (ABHFL)

DETAILS OF UNSECURED REDEEMABLE NON CONVERTIBLE SUB-DEBT OUTSTANDING as on

September 30, 2018

Sr. No.	Series	Allotment Date (dd/mm/yyyy)	Name of the debenture holder (Primary)	Category	No. of Debentures	Amount (Rs.in crores)	Coupon (%)	Date of Listing	Redemption Date	Face Value (Rs.)	Previous Interest Date	Previous Interest Payment Date	Paid in Rs.	Next Interest Payment Date	Interest Amount on Face Value	Interest Payment on Next Due Date	Principal Redemption Amount (Rs. IN crores)	Last Repayment Date	ISIN No.	Tenure in Days	Stamp Duty
1	ABHFL Sub Debt Series 'SD1' FY 2016-17	4-Jul-2016	Bochasanwasi Shri Akshar Purushottam Swaminarayan Sanstha	Trust	150	15	9.10%	12-Jul-2016	3-Jul-2026	1,000,000	Tuesday, July 4, 2017	Tuesday, July 4, 2017	13,650,000	4-Jul-2018	91,000	13,650,000	15	3-Jul-2026	INE831R08019	3651	375,000
2	ABHFL Sub Debt Series 'SD2' FY 2016-17	7-Jul-2016	BPCL Employees Post-Retirement Medical Benefits Trust	PF	100	10	9.10%	12-Jul-2016	7-Jul-2026	1,000,000	Friday, July 7, 2017	Friday, July 7, 2017	9,100,000	7-Jul-2018	91,000	9,100,000	10	7-Jul-2026	INE831R08027	3652	250,000
3	ABHFL Sub Debt Series 'SD3' FY 2016-17	13-Jul-2016	A. K. Capital Finance Pvt Ltd	Corporate	130	13	9.10%	20-Jul-2016	13-Jul-2026	1,000,000	Thursday, July 13, 2017	Thursday, July 13, 2017	11,830,000	13-Jul-2018	91,000	11,830,000	13	13-Jul-2026	INE831R08035	3652	375,000
4	ABHFL Sub Debt Series 'SD3' FY 2016-17	13-Jul-2016	Bharat Electronics Limited Provident Fund-1	PF	20	2	9.10%	20-Jul-2016	13-Jul-2026	1,000,000	Thursday, July 13, 2017	Thursday, July 13, 2017	1,820,000	13-Jul-2018	91,000	1,820,000	2	13-Jul-2026	INE831R08035	3652	-
5	ABHFL Sub Debt Series 'SD4' FY 2016-17	26-Jul-2016	AUM CAPITAL MARKET PVT LTD	Corporate	250	25	8.99%	29-Jul-2016	24-Jul-2026	1,000,000	Wednesday, July 26, 2017	Wednesday, July 26, 2017	22,475,000	26-Jul-2018	89,900	22,475,000	25	24-Jul-2026	INE831R08043	3650	625,000
					650	65							58,875,000			58,875,000	65				1,625,000
6	ABHFL Sub Debt Series 'SD B1' FY 2017-18	17-May-2017	AUM Capital Market Private Limited	Corporate	250	25	8.50%	22-May-2017	14-May-2027	1,000,000	Thursday, May 17, 2018	Thursday, May 17, 2018	N.A.	17-May-2019	85,000	21,250,000	25	14-May-2027	INE831R08050	3649	1,250,000
7	ABHFL Sub Debt Series 'SD B1' FY 2017-18	17-May-2017	United India Insurance Co. Ltd. Employees Provident Fund	PF	150	15	8.50%	22-May-2017	14-May-2027	1,000,000	Thursday, May 17, 2018	Thursday, May 17, 2018	N.A.	17-May-2019	85,000	12,750,000	15	14-May-2027	INE831R08050	3649	750,000
8	ABHFL Sub Debt Series 'SD B1' FY 2017-18	17-May-2017	United India Insurance Co. (Employees) Pension Fund	PF	100	10	8.50%	22-May-2017	14-May-2027	1,000,000	Thursday, May 17, 2018	Thursday, May 17, 2018	N.A.	17-May-2019	85,000	8,500,000	10	14-May-2027	INE831R08050	3649	500,000
9	ABHFL Sub Debt Series 'SD B1' FY 2017-18	17-May-2017	Birla Sun Life Insurance Company Limited	Insurance	100	10	8.50%	22-May-2017	14-May-2027	1,000,000	Thursday, May 17, 2018	Thursday, May 17, 2018	N.A.	17-May-2019	85,000	8,500,000	10	14-May-2027	INE831R08050	3649	2,500,000
10	ABHFL Sub Debt Series 'SD C1' FY 2017-18	1-Jun-2017	Reliance Capital Trustee Co. Ltd A/C- Reliance Regular Saving Fund - Balanced Option	Mutual Fund	250	25	8.50%	6-Jun-2017	1-Jun-2027	1,000,000	Friday, June 1, 2018	Friday, June 1, 2018	N.A.	1-Jun-2019	85,000	21,250,000	25	1-Jun-2027	INE831R08068	3652	
11	ABHFL Sub Debt Series 'SD C1' FY 2017-18	1-Jun-2017	Welspun Energy Pvt. Ltd	Corporate	250	25	8.50%	6-Jun-2017	1-Jun-2027	1,000,000	Friday, June 1, 2018	Friday, June 1, 2018	N.A.	1-Jun-2019	85,000	21,250,000	25	1-Jun-2027	INE831R08068	3652	1,250,000
12	ABHFL Sub Debt Series 'SD C1' FY 2017-18	1-Jun-2017	ICICI Securities Primary Dealership Ltd	Corporate	250	25	8.50%	6-Jun-2017	1-Jun-2027	1,000,000	Friday, June 1, 2018	Friday, June 1, 2018	N.A.	1-Jun-2019	85,000	21,250,000	25	1-Jun-2027	INE831R08068	3652	
					1,350	135										114,750,000	135				6,250,000
			Total		2,000	200										173,625,000	200				7,875,000