



May 10, 2019

BSE Limited
P.J Towers,
Dalal Street, Fort,
Mumbai-400001

Sub: Audited Financial Results for the year ended March 31, 2019

Dear Sir/Madam,

Pursuant to the provisions of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") (as amended from time to time), we hereby inform the Exchange that the Board of Directors ("Board") of the Company at its meeting held on May 10, 2019 has, inter alia, approved the Audited Financial Results of the Company for the year ended March 31, 2019.

In this regard, please find enclosed herewith the Audited Financial Results for the year ended March 31, 2019 along with the Report of the Statutory Auditors and a declaration regarding Audit Report with unmodified opinion.

Further, pursuant to Regulation 52 (5) of the Listing Regulations, also find enclosed certificate issued by the Debenture Trustees.

Kindly take the same on record.

Thanking you,

Yours faithfully,
For Aspire Home Finance Corporation Limited

Shivani Chouhan
Company Secretary & Compliance Officer

Encl.: as above

Aspire Home Finance Corporation Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi, Mumbai- 400025

Email: response@ahfcl.com | B: 022-30896255 | www.ahfcl.com | CIN: U65923MH2013PLC248741

A Motilal Oswal Group Company

ASPIRE HOME FINANCE CORPORATION LIMITED
(A Motilal Oswal Group Company)

Registered Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi,
Mumbai-400025

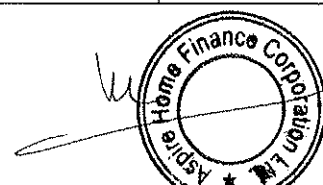
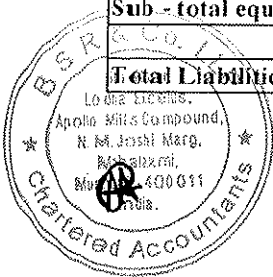
Tel: +91 22 3980 4200 / 39804263, Fax: +91-22-38464315 website: www.ahfc.com

(CIN:U65923MH2013PLC248741)

Statement of Assets and Liabilities as at 31 March 2019

(Rs. in Lakhs)

| Particulars | As at 31 March 2019 (Audited) | As at 31 March 2018 (Audited) |
|---|----------------------------------|----------------------------------|
| A) ASSETS | | |
| 1. Financial assets | | |
| (a) Cash and cash equivalents | 7,996.63 | 8,484.68 |
| (b) Bank balances other than (a) above | 258.84 | 276.78 |
| (c) Receivable | | |
| (i) Trade receivables | 244.85 | 759.96 |
| (ii) Other Receivable | - | - |
| (d) Loans | 421,310.01 | 472,901.63 |
| (e) Investments | 5,063.81 | - |
| (f) Other financial assets | 5,721.04 | 4,612.51 |
| Sub - total financial assets (A) | 440,595.18 | 487,035.56 |
| 2. Non - financial assets | | |
| (a) Current tax assets (Net) | 220.83 | 11.93 |
| (b) Deferred tax assets | 11,987.20 | 4,658.52 |
| (c) Property, plant and equipment | 1,098.45 | 1,104.03 |
| (d) Other intangible assets | 320.46 | 223.57 |
| (e) Other non - financial assets | 2,586.09 | 2,436.66 |
| Sub - total non - financial assets (B) | 16,213.03 | 8,434.71 |
| TOTAL ASSETS (A +B) | 456,808.21 | 495,470.27 |
| B. LIABILITIES AND EQUITY | | |
| Liabilities | | |
| 1. Financial liabilities | | |
| (a) 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 | 346.04 | 190.01 |
| (b) Debt Securities | 203,611.01 | 208,515.72 |
| (c) Borrowings (Other than Debt Securities) | 155,055.42 | 187,140.38 |
| (d) Other financial liabilities | 14,570.11 | 22,928.61 |
| Sub - total financial liabilities (C) | 373,582.58 | 418,774.72 |
| 2. Non - financial liabilities | | |
| (a) Current tax liabilities (net) | - | 1.42 |
| (b) Provisions | 275.61 | 368.95 |
| (c) Other Non Financial Liabilities | 289.48 | 257.91 |
| Sub - total non - financial liabilities (D) | 565.09 | 628.29 |
| 3. Equity: | | |
| (a) Equity share capital | 60,086.93 | 52,065.71 |
| (b) Other equity | 22,573.61 | 24,001.55 |
| Sub - total equity (E) | 82,660.54 | 76,067.26 |
| Total Liabilities and Equity (C + D + E) | 456,808.21 | 495,470.27 |



ASPIRE HOME FINANCE CORPORATION LIMITED
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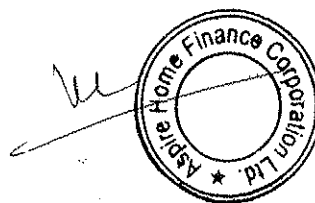
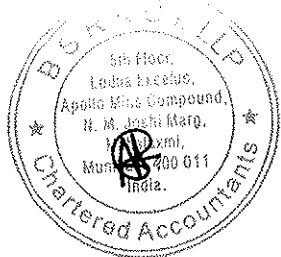
Registered Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi, Mumbai-400025
Tel: +91 22 3980 4200 / 39804263, Fax: +91-22-38464315 website: www.ahfc.com
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Statement of Financial results for the half year and year ended 31 March 2019

(Rs. in Lakhs)

| Particulars | For the half year ended (Unaudited) | | For the year ended (Audited) | |
|--|-------------------------------------|-------------------|------------------------------|------------------|
| | 31-Mar-19 | 31-Mar-18 | 31-Mar-19 | 31-Mar-18 |
| Revenue from operations | | | | |
| Interest income | 30,414.92 | 32,143.35 | 62,857.70 | 63,328.13 |
| Realised Short Term Capital Gains | 433.26 | (52.33) | 626.41 | 1,487.81 |
| Other Operating Revenue | 721.43 | 712.76 | 1,357.26 | 2,237.28 |
| Total revenue from operations (I) | 31,569.61 | 32,803.79 | 64,841.37 | 67,053.22 |
| Other income | | | | |
| Dividend Income | - | - | - | 22.00 |
| Total Other Income (II) | - | - | - | 22.00 |
| Total Income (I) = (I +II) | 31,569.61 | 32,803.79 | 64,841.37 | 67,075.22 |
| Expenses | | | | |
| (a) Finance cost | 20,482.78 | 20,667.97 | 40,406.46 | 41,020.19 |
| (b) Impairment on Financial Instruments | 2,657.54 | 2,254.74 | 6,247.85 | 6,565.35 |
| (c) Employee benefits expenses | 3,246.69 | 2,372.66 | 6,372.49 | 5,033.81 |
| (d) Depreciation and amortisation expenses | 250.68 | 344.84 | 449.01 | 640.99 |
| (e) Other expenses | 1,612.16 | 2,194.51 | 3,537.38 | 4,184.71 |
| (f) Bad Debts written off | 17,350.49 | 7,152.54 | 28,983.81 | 7,152.54 |
| Total expenses (2) | 45,600.34 | 34,987.26 | 85,997.00 | 64,597.59 |
| Profit/ (Loss) before tax (3) = (1)-(2) | (14,030.73) | (2,183.47) | (21,155.63) | 2,477.61 |
| Tax expense | | | | |
| Current tax | - | 169.33 | - | 2,327.14 |
| Deferred tax liability/(asset) | (5,064.08) | (805.35) | (7,392.07) | (1,770.86) |
| Prior period tax | (75.30) | - | (75.30) | - |
| Total tax expenses (4) | (5,139.38) | (636.02) | (7,467.37) | 556.28 |
| Profit/(Loss) for the period (5) = (3)-(4) | (8,891.35) | (1,547.45) | (13,688.25) | 1,921.33 |
| Other comprehensive income | | | | |
| (i) Items that will not be reclassified to profit or loss | | | | |
| - Actuarial gain/(losses) on post retirement benefit plans | 73.00 | 123.79 | 181.12 | 138.21 |
| (ii) Deferred tax on above | (25.55) | (43.26) | (63.39) | (48.30) |
| Other comprehensive income (6) | 47.45 | 80.53 | 117.73 | 89.92 |
| Total comprehensive income for the period (7) = (5)+(6) | (8,843.90) | (1,466.92) | (13,570.52) | 2,011.25 |
| Earning per share (EPS) | | | | |
| Basic EPS (Amount in Rs.) | (0.16)* | (0.03)* | (0.25) | 0.04 |
| Diluted EPS (Amount in Rs.) | (0.16)* | (0.03)* | (0.25) | 0.04 |

* Not Annualised



Notes:

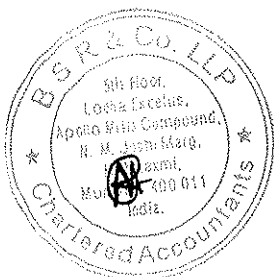
- 1 The above Financial Results of Aspire Home Finance Corporation Limited (the 'Company') for the year ended 31 March 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 10 May 2019.
- 2 The Company's main business is to provide loans for purchase or construction of residential houses. All the other activities of the company revolve around the main business. As such, there are no separate reportable segments, as per the Ind AS 108 "Operating Segments" specified under section 133 of the Companies Act, 2013.
- 3 The financials results of the Company have been prepared in accordance with Indian Accounting Standards (Ind-AS) notified under the Companies (Indian Accounting Standards) Rules 2015 as amended by the Companies (Indian Accounting Standards) Rules 2016. The Company has adopted Ind-AS from April 01, 2018 with effective transition date of April 01, 2017 and accordingly, these financial results together with the results for the comparative reporting period have been prepared in accordance with the recognition and measurement principles as laid down in Ind-AS prescribed under section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder and the other accounting principles generally accepted in India.

The transition to Ind-AS has been carried out from the erstwhile Accounting standards notified under the Act read with Rule 7 of the Companies (Accounts) Rule 2014 (as amended), guidelines issued by the National Housing Bank ('the NHB') and other generally accepted accounting principles in India (collectively referred to as 'the Previous GAAP'). Accordingly, the impact of transition has been recorded in the opening reserves as at April 01, 2017 and corresponding adjustments pertaining to comparative period / half year as presented in these financial results have been restated / reclassified in order to conform to the current period presentation.

The financials results have been drawn up on the basis of Ind-AS that are applicable to the Company as at 31st March 2019 based on the 'Press Release' issued by the Ministry of Company Affairs on January 18, 2016. Any application guidance/ clarifications/ directions issued by the NHB or other regulators are implemented as and when they are issued / applicable.

- 4 Figures for the half year ended March 31, 2019 and March 31, 2018 represent the difference between the audited figures in respect of the full financial year and the reviewed figures of half year ended September 30, 2018 and September 30, 2017 respectively.
- 5 Reconciliation of net profit for the previous year ended 31 March 2018 between the Previous GAAP and Ind AS is as under:

| Reconciliation of net profit for the previous year ended 31 March 2018 between the previous GAAP and Ind AS is as under: | |
|--|-------------------------------|
| Particulars | For Year Ended 31 Mar 2018 |
| Net profit after tax as per Previous GAAP | 3,148.55 |
| Adjustment due to fair valuation of Deposit and rent Equalization | (39.47) |
| Adjustment for unamortized upfront cost on borrowing | (3,257.30) |
| Adjustment for Fair valuation of ESOP | 70.17 |
| Adjustment for EIR | 1,918.19 |
| Adjustment for ECL | (920.00) |
| Adjustment for unrealised gain on MF | (13.09) |
| Adjustment for actuarial gain | (138.21) |
| Tax on above adjustment | 1,152.50 |
| Net profit after tax as per Ind AS | 1,921.34 |
| Other comprehensive income, net of tax | 89.91 |
| Total comprehensive income as per Ind AS | 2,011.25 |



6. Reconciliation of net worth for the year ended 31 March 2018 between the Previous GAAP and Ind AS is as under:

| Particulars | As at 31 March, 2018 |
|---|-------------------------|
| Total equity as per previous GAAP | 79,922.49 |
| Adjustments: | |
| Fair valuation of investment in mutual funds | - |
| Fair valuation of derivative financial instrument | - |
| Impact of Effective Interest Rate (EIR) | (3,031.66) |
| Amortisation of front end fees (net) on loan assets | - |
| Impact of Expected Credit Loss (ECL) | (3,490.00) |
| Fair Valuation of security deposits | 57.72 |
| Reversal of lease equalisation liability | (7.68) |
| Rent Equilisation Reserve | (137.30) |
| Amortisation of transaction fees on borrowings | (722.83) |
| ESOP reserve on recognition of expense at fair value | - |
| ESOP expense recognised at fair value through retained earnings | - |
| Reversal of DTL on special reserve | 1,074.29 |
| Deffered tax Impact of Ind AS Adjustments | 2,402.22 |
| Total adjustments | (3,855.24) |
| Total equity as per Ind AS | 76,067.25 |

For and on behalf of the Board of Directors of
Aspire Home Finance Corporation Limited



(Signature)

Motilal Oswal
Chairman
DIN: 0000024503

Date : 10 May 2019
Place : Mumbai





May 10, 2019

BSE Limited
P. J. Towers,
Dalal Street, Fort,
Mumbai – 400001

Sub: Declaration regarding Audit Reports with unmodified opinion for the Audited Financial Results


Dear Sir/Madam,

Pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”) (as amended from time to time), we hereby declare that M/s. BSR & CO. LLP, Chartered Accountants, the Statutory Auditors of the Company have issued Audit Reports with unmodified opinion on the Audited Financial Results of the Company for the financial year ended March 31, 2019.

Kindly take the same on record.

Thanking you,

Yours faithfully,
For Aspire Home Finance Corporation Limited


Shalbhadra Shah
Chief Financial Officer

Aspire Home Finance Corporation Limited

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As at March 31, 2019

| | |
|---|--|
| Debt Equity Ratio | 4.31:1 |
| Debt Service coverage ratio | 0.05:1 |
| Interest Service coverage ratio | 0.46:1 |
| Outstanding redeemable preference shares (Qty. and value) | Nil |
| Capital redemption Reserve / Debenture redemption reserve | Capital redemption reserve –Nil. Debenture redemption reserve - For housing finance company, requirement of creation of Debenture Redemption Reserve is not applicable. |
| Net worth | Rs. 8,28,93,58,352 |
| Net profit after tax/(loss) | Rs. (1,36,88,25,606) |
| Earnings per share | Rs. (0.25) per share |

NCD Issuance details as at March 31, 2019

| Sr. No. | Description of NCDs | Amount of NCDs (in crores) | Outstanding Quantity of NCDs | ISIN | Credit Rating | Asset Cover available | Previous due date for payment of interest /principal and whether the same has been paid or not | Next due date for payment of Interest / principal |
|---------|--------------------------------|----------------------------|------------------------------|--------------|------------------|-----------------------|--|--|
| 1 | 10.75% Secured NCD, Series A | 50.00 | 450 | INE658R07059 | CRISIL A+/STABLE | 1.12 times | Prepayment of NCD of Rs. 5 Crores was done on November 13, 2018 . There was no due date for repayment of principal and payment of Interest during half year ended March 31, 2019 | Next Due date for Interest – June 8 2019 Due date for Principal repayment - June 8, 2020. |
| 2 | 9.75% Secured NCD, Series A | 150.00 | NIL | INE658R07117 | ICRA A+ STABLE | 1.08 times | Put Option was Exercised so Payment of Interest and principal was done on November 12, 2018 | NA NA |
| 3 | 10.82% Unsecured NCD, Series A | 15.00 | NIL | INE658R08016 | CRISIL A+/STABLE | - | Interest and Principal was duly paid on maturity date December 14, 2018 | N.A. N.A. |

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| Sr. No. | Description of NCDs | Amount of NCDs (in crores) | Outstanding Quantity of NCDs | ISIN | Credit Rating | Asset Cover available | Previous due date for payment of interest /principal and whether the same has been paid or not | Next due date for payment of Interest / principal |
|---------|--|----------------------------|------------------------------|--------------|------------------|-----------------------|---|--|
| 4 | 11% Unsecured NCD, Series B (Sub Debt) | 30.00 | 300 | INE658R08024 | ICRA A+ STABLE O | - | Due Date for Payment of Interest was on February 3, 2019 And same was paid on time There were no due dates for repayment of principal during the half year ended March 31, 2019 | Next Due date for Interest – February 3 2020 Due date for principal repayment - May 3, 2021 |
| 5 | 11% Unsecured NCD, Series B (Sub Debt) | 20.00 | 200 | INE658R08032 | ICRA A+ STABLE | - | Due Date for Payment of Interest was on February 18 , 2019 And same was paid on time There were no due dates for repayment of principal during the half year ended March 31, 2019 | Next Due date for Interest – February 17 2020 Due date for principal repayment - May 16, 2021 |
| 6 | Zero Coupon Unsecured NCD, Series A | 100.00 | NIL | INE658R08040 | CRISIL A+/STABLE | - | Principal was duly paid on the maturity date March 15, 2019 | N.A. N.A. |
| 7 | 10.70% Secured NCD, Series A | 70.00 | 700 | INE658R07133 | ICRA A+ STABLE | 1.10 times | There was no due date for repayment of principal and payment of Interest during half year ended March 31, 2019 | Next Due date for Interest –April 8 2019 Due date for principal repayment - April 8, 2019 |
| 8 | 11.15% Unsecured NCD, Series A | 50.00 | 500 | INE658R08057 | ICRA A+ STABLE | - | There was no due date for repayment of principal and payment of Interest during half year ended March 31, 2019 | Next Due date for Interest – April 30 2019 Due date for principal repayment - April 28, 2021 |
| 9 | 11.00% Unsecured NCD, Series A | 25.00 | 250 | INE658R08065 | ICRA A+ STABLE | - | There was no due date for repayment of principal and payment | Next Due date for Interest – May 6 2019 |

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| Sr. No. | Description of NCDs | Amount of NCDs (in crores) | Outstanding Quantity of NCDs | ISIN | Credit Rating | Asset Cover available | Previous due date for payment of interest /principal and whether the same has been paid or not | Next due date for payment of Interest / principal |
|---------|--------------------------------|----------------------------|------------------------------|--------------|----------------|-----------------------|---|---|
| | | | | | | | of Interest during half year ended March 31, 2019 | Due date for principal repayment - May 6, 2019 |
| 10 | 11.00% Unsecured NCD, Series A | 100.00 | 230 | INE658R08073 | ICRA A+ STABLE | - | Prepayment of NCD of Rs. 77.00 Crs with Interest was done on February 6, 2019 | Next Due date for Interest – May 17 2019 Due date for principal repayment - May 17, 2019 |
| 11 | 10.70% Secured NCD, Series A | 125.00 | 1250 | INE658R07141 | ICRA A+ STABLE | 1.05 Times | There was no due date for repayment of principal and payment of Interest during half year ended March 31, 2019 | Next Due date for Interest – June 5 2019 Due date for principal repayment - June 5, 2019 |
| 12 | 11.00% Unsecured NCD, Series A | 50.00 | 500 | INE658R08081 | ICRA A+ STABLE | - | There was no due date for repayment of principal and payment of Interest during half year ended March 31, 2019 | Next Due date for Interest – June 14 2019 Due date for principal repayment - March 16, 2020 |
| 13 | 11.00% Unsecured NCD, Series A | 50.00 | NIL | INE658R08099 | ICRA A+ STABLE | - | Repayment of Interest and Principal done on January 31, 2019 (Pre – closed) Maturity Date June 28, 2019 | NA NA |
| 14 | 9.99% Unsecured NCD, Series A | 250.00 | 2500 | INE658R08115 | ICRA A+ STABLE | - | I Due Date for Payment of Interest was on 22/10/2018 22/11/2018 24/12/2018 22/01/2019 22/02/2019 22/03/2019 Same was paid on time There was no due date for repayment of principal during half year ended March 31, 2019 | Next Due date for Interest – April 24, 2019 Due date for principal repayment - July 21, 2023 |

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| Sr. No. | Description of NCDs | Amount of NCDs (in crores) | Outstanding Quantity of NCDs | ISIN | Credit Rating | Asset Cover available | Previous due date for payment of interest /principal and whether the same has been paid or not | Next due date for payment of Interest / principal |
|---------|--------------------------------|----------------------------|------------------------------|--------------|-----------------------|---|--|---|
| 15 | 11.00% Unsecured NCD, Series A | 100.00 | NIL | INE658R08107 | ICRA A+ STABLE | - | Prepayment of NCD of Rs. 100.00 Crs along with Interest was done on March 14, 2019 | NA NA |
| 16 | 9.85% Secured NCD, Series A | 99.70 | 997 | INE658R07125 | ICRA A+ STABLE | 1.10 times | Due Date for Payment of Interest was on November 15, 2018 And same was paid on time There was no due date for repayment of principal during half year ended March 31, 2019 | Next Due date for Interest – May 15, 2019 Due date for principal repayment - May 15, 2023 N.A. |
| 17 | 10.00% Secured PPMLD, Series C | 80.00 | 800 | INE658R07166 | PP-MLD ICRA A+ STABLE | 1.00 and interest amount of the Debentures outstanding at any point of time | There were no due dates for repayment of principal and Interest if any shall be paid at the time of maturity. | Next Due date for Interest – Interest if any shall be paid at the time of maturity Due date for principal repayment - December 9, 2019. |
| 18 | 11.00% Unsecured NCD, Series A | 50.00 | 500 | INE658R08123 | ICRA A+ STABLE | - | There was no due date for repayment of principal and payment of Interest during half year ended March 31, 2019 | Next Due date for Interest – August 9, 2019 Due date for principal repayment - August 7, 2026 |
| 19 | 10.00% Secured PPMLD, Series C | 20.00 | 200 | INE658R07174 | PP-MLD ICRA A+ STABLE | 1.00 and interest amount of the Debentures outstanding at any point of time | There were no due dates for repayment of principal and Interest if any shall be paid at the time of maturity. | Next Due date for Interest – Interest if any shall be paid at the time of maturity Due date for principal repayment - December 23, 2019. |
| 20 | 10.00% Secured PPMLD, Series C | 74.60 | 746 | INE658R07190 | PP-MLD ICRA A+ STABLE | 1.00 and interest amount of the | There were no due dates for repayment of principal and Interest if any shall be paid at the | Next Due date for Interest – Interest if any shall be paid at the time |

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| Sr. No. | Description of NCDs | Amount of NCDs (in crores) | Outstanding Quantity of NCDs | ISIN | Credit Rating | Asset Cover available | Previous due date for payment of interest /principal and whether the same has been paid or not | Next due date for payment of Interest / principal |
|---------|--------------------------------|----------------------------|------------------------------|--------------|-----------------------------|---|--|--|
| | | | | | | Debentures outstanding at any point of time | time of maturity. | of maturity Due date for principal repayment - January 1, 2020. |
| 21 | 10.25% Secured PPMLD, Series C | 8.00 | 80 | INE658R07182 | PP-MLD ICRA A+ STABLE | 1.00 and interest amount of the Debentures outstanding at any point of time | There were no due dates for repayment of principal and Interest if any shall be paid at the time of maturity. | Next Due date for Interest – Interest if any shall be paid at the time of maturity Due date for principal repayment - January 1, 2020. |
| 22 | 10.01% Secured PPMLD, Series C | 17.40 | 174 | INE658R07208 | PP-MLD ICRA A+ STABLE | 1.00 and interest amount of the Debentures outstanding at any point of time | There were no due dates for repayment of principal and Interest if any shall be paid at the time of maturity. | Next Due date for Interest – Interest if any shall be paid at the time of maturity Due date for principal repayment - January 2, 2020. |
| 23 | 10.50% Unsecured NCD, Series A | 50.00 | 500 | INE658R08131 | ICRA A+ STABLE | - | There was no due date for repayment of principal and payment of Interest during half year ended March 31, 2019 | Next Due date for Interest – August 30, 2019 Due date for principal repayment - August 30, 2019 |
| 24 | 10.50% Secured NCD, Series C | 69.10 | 691 | INE658R07216 | PP-MLD ICRA A+ STABLE | 1.00 and interest amount of the Debentures outstanding at any point of time | There were no due dates for repayment of principal and Interest if any shall be paid at the time of maturity. | Next Due date for Interest – Interest if any shall be paid at the time of maturity Due date for principal repayment - February 6, 2020. |
| 25 | 9.80% Secured NCD, Series C | 6.00 | 60 | INE658R07224 | PP-MLD ICRA A+ STABLE | 1.00 and interest amount of the Debentures | There were no due dates for repayment of principal and Interest if any shall be paid at the time of maturity. | Next Due date for Interest – Interest if any shall be paid at the time of maturity |

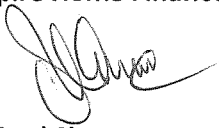
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|---------|-----------------------------|----------------------------|------------------------------|--------------|-----------------------|---|---|---|
| | | | | | | outstanding at any point of time | | Due date for principal repayment - February 25, 2020. |
| 26 | 9.80% Secured NCD, Series C | 10.00 | 100 | INE658R07232 | PP-MLD ICRA A+ STABLE | 1.00 and interest amount of the Debentures outstanding at any point of time | There were no due dates for repayment of principal and Interest if any shall be paid at the time of maturity. | Next Due date for Interest – Interest if any shall be paid at the time of maturity Due date for principal repayment - February 27, 2020. |
| 27 | 9.55% Secured NCD, Series C | 5.10 | 51 | INE658R07240 | PP-MLD ICRA A+ STABLE | 1.00 and interest amount of the Debentures outstanding at any point of time | There were no due dates for repayment of principal and Interest if any shall be paid at the time of maturity. | Next Due date for Interest – Interest if any shall be paid at the time of maturity Due date for principal repayment - March 18, 2020. |

For Aspire Home Finance Corporation Limited



Authorised Signatory

Sanjay Chaturvedi
Head- Treasury

Aspire Home Finance Corporation Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi, Mumbai- 400025

Email: response@ahfcl.com | B: 022-30896255 | www.ahfcl.com | CIN: U65923MH2013PLC248741

As at March 31, 2019

| | |
|---|--|
| Debt Equity Ratio | 4.31:1 |
| Debt Service coverage ratio | 0.05:1 |
| Interest Service coverage ratio | 0.46:1 |
| Outstanding redeemable preference shares (Qty. and value) | Nil |
| Capital redemption Reserve / Debenture redemption reserve | Capital redemption reserve –Nil. Debenture redemption reserve - For housing finance company, requirement of creation of Debenture Redemption Reserve is not applicable. |
| Net worth | Rs. 8,28,93,58,352 |
| Net profit after tax | Rs. (1,36,88,25,606) |
| Earnings per share | Rs. (0.25) per share |

NCD Issuance details as at March 31, 2019

| Sr. No. | Description of NCDs | Amount of NCDs (in crores) | Outstanding Quantity of NCDs | ISIN | Credit Rating | Asset Cover available | Previous due date for payment of interest /principal and whether the same has been paid or not | Next due date for payment of Interest / principal |
|---------|---|----------------------------|------------------------------|--------------|------------------|-----------------------|--|--|
| 1 | 10.30% Secured NCD Series A-1 F.Y.19/F.Y.24 | 250.00 | 2500 | INE668R07257 | CRISIL A+/STABLE | 1.05 times | Due Date for Payment of Interest was on 24/10/2018 23/11/2018 24/12/2018 24/01/2019 22/02/2019 22/03/2019 And same was paid on time . There was no due date for repayment of principal during half year ended March 31, 2019 | Next Due date for Interest –April 24, 2019 Due date for principal repayment – August 24, 2023 |

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| Sr. No. | Description of NCDs | Amount of NCDs (in crores) | Outstanding Quantity of NCDs | ISIN | Credit Rating | Asset Cover available | Previous due date for payment of interest /principal and whether the same has been paid or not | Next due date for payment of Interest / principal |
|---------|---|----------------------------|------------------------------|--------------|------------------|-----------------------|---|---|
| 2 | 10.50 Unsecured NCD, Series A-2 F.Y.19/F.Y.24 | 200.00 | 2000 | INE658R08149 | CRISIL A+/STABLE | - | Due Date for Payment of Interest was on 29/10/2018 28/11/2018 28/12/2018 28/01/2019 28/02/2019 28/03/2019 And same was paid on time . There was no due date for repayment of principal during half year ended March 31, 2019 | Next Due date for Interest – April 29, 2019 Due date for Principal repayment- September 28, 2023 |
| 3 | 10.00 Secured NCD Series A-3 F.Y.19/F.Y.25 | 25.00 | 250 | INE658R07265 | CRISIL A+ STABLE | 1.00 Times | Due Date for Payment of Interest was on 01/11/2018 03/12/2018 01/01/2019 01/02/2019 01/03/2019 And same was paid on time . There was no due date for repayment of principal during half year ended March 31, 2019 | Next Due date for Interest – April 1, 2019 Due date for Principal repayment- October 19, 2024 |

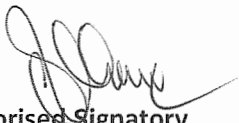
Aspire Home Finance Corporation Limited

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| Sr. No. | Description of NCDs | Amount of NCDs (in crores) | Outstanding Quantity of NCDs | ISIN | Credit Rating | Asset Cover available | Previous due date for payment of interest /principal and whether the same has been paid or not | Next due date for payment of Interest / principal | | |
|--|---|----------------------------|------------------------------|--------------|-----------------------|-----------------------|---|---|--|--|
| 4 | 10.25 Secured MLD Series M-1 F.Y.19/F.Y.22 | 89.90 | 899 | INE658R07273 | PP-MLD ICRA A+ STABLE | 1.05 Times | There were no due dates for repayment of principal and interest if any shall be paid at the time of maturity. | <table border="1"> <tr> <td>Due date for Interest – April 30, 2021</td> </tr> <tr> <td>Due date for Principal repayment- April 30 , 2021</td> </tr> </table> | Due date for Interest – April 30, 2021 | Due date for Principal repayment- April 30 , 2021 |
| Due date for Interest – April 30, 2021 | | | | | | | | | | |
| Due date for Principal repayment- April 30 , 2021 | | | | | | | | | | |
| 5 | 10.25 Secured Guaranteed NCD Series A-4 F.Y.19/F.Y.25 | 300.00 | 3000 | INE658R07281 | ICRA AA (SO) / Stable | 1.05 Times | There was no due date for repayment of principal during half year ended March 31, 2019 | <table border="1"> <tr> <td>Due date for Interest – January 29, 2020</td> </tr> <tr> <td>Due date for Principal repayment- January 27, 2024</td> </tr> </table> | Due date for Interest – January 29, 2020 | Due date for Principal repayment- January 27, 2024 |
| Due date for Interest – January 29, 2020 | | | | | | | | | | |
| Due date for Principal repayment- January 27, 2024 | | | | | | | | | | |

For Aspire Home Finance Corporation Limited



Authorised Signatory

Sanjay Chaturvedi
Head- Treasury

Aspire Home Finance Corporation Limited

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May 10, 2019

ASPIRE HOME FINANCE CORPORATION LIMITED
MotilalOswal Tower, RahimtullahSayani Road,
Opposite Parel ST Depot, Prabhadevi,
Mumbai- 400025

Sub: NOTING CERTIFICATE

We refer to your Email dated May 10, 2019 forwarding therewith Half Yearly Report for the half year ended 31.03.2019 for NCD issues as per details in Schedule-I to be submitted to the Stock Exchange and requesting us to issue Noting Certificate for the same as per regulation 52 (5) of SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015 (LODR)

As requested, we hereby certify that we have taken note of the contents submitted by you.

For **Milestone Trusteeship Services Pvt Ltd**


Authorised Signatory



3340/OPR/BTL/2019-20

Date: May 10, 2019

Aspire Home Finance Corporation Limited
Motilal Oswal Tower, Level 11,
Junction of Gokhale & Sayani Road,
Prabhadevi, Mumbai - 400025

Dear Sir,

Certificate for receipt and noting of information

[Pursuant to Regulation 52(5) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015]

We write in capacity as Debenture Trustee for the Non-Convertible Debentures (NCD's) aggregating to 866.37 crs issued by Aspire Home Finance Corporation Limited ("Company").

Pursuant to Regulation 52(4) read with Regulation 52(5) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Regulations"), the Company while submitting its half yearly/annual financial results to the Stock Exchanges, is required to submit a letter to the Debenture Trustee ("Beacon Trusteeship Limited") that the Debenture Trustee has noted the contents furnished by the Company in terms of Regulation 52(4).

In pursuance thereof, we hereby confirm that we have received the said information vide the email dated May 10, 2019 along with relevant/necessary supporting and we have noted the contents in respect of the Debt Securities issued by the Company.

Further, please note that we have not independently verified the contents submitted by the Company vide your above letter and the aforesaid noting is subject to the following:

1. The Debenture Trustee is relying on the information/status as submitted by the Company for the purpose of submission to the Stock Exchange without reconfirming.
2. Any commitment pertaining to the interest/principal payable on the future due dates are sole commitment on the Company's part and the Debenture Trustee is not liable in any manner if the Company fails to fulfil/does not fulfil its commitment.

This Certificate is being issued pursuant to the requirements of Regulation 52(5) of the aforesaid Regulations, for onward submission to Stock Exchange by the Company.

This is for your information and records.

Yours faithfully,

For Beacon Trusteeship Limited

Authorised Signatory



BEACON TRUSTEESHIP LTD.

Corporate Office : 4 C & D, Siddhivinayak Chambers, Gandhi Nagar, Opp MIG Cricket Club Bandra (E), Mumbai - 400 051.
Regd Off : F/801, Jai Balaji CHS Ltd., Plot No. 23, Sector 6, Nerul, Thane, Maharashtra - 400 706. | CIN : U74999MH2015PLC271288

Phone : 022-26558759 | Email : contact@beacontrustee.co.in | Website : www.beacontrustee.co.in