

July 25, 2022

<b>The Manager, Listing Department, BSE Limited, Phiroze Jeejeebhoy Tower, Dalal Street, Mumbai 400 001. Tel No.: 22721233</b>	<b>The Manager, Listing Department, The National Stock Exchange of India Ltd., Exchange Plaza, 5 Floor, Plot C/1, G Block, Bandra - Kurla Complex, Bandra (E), Mumbai 400 051. Tel No.: 2659 8235</b>
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Dear Sir/Madam,

**Sub: - Outcome of the Board Meeting held on July 25, 2022:**

Pursuant to SEBI (Listing Obligation & Disclosure Requirements), Regulations, 2015, we wish to inform you that that Board of Directors of the Company at its meeting held on July 25, 2022, have *inter-alia*, considered and approved the Unaudited Standalone Financial Results of the Company for the Quarter ended on June 30, 2022 along with the requisite information pursuant to Regulation 52 (4) of the Listing Regulations and limited review report dated July 25, 2022, issued by the Statutory Auditors of the Company .

Kindly take the same on record.

Thanking You,

Yours faithfully,

**For IIFL Home Finance Limited**

**Ajay Jaiswal**  
**Company Secretary**  
Email id: [secretarialhfc@iifl.com](mailto:secretarialhfc@iifl.com)

**CC: Vistra ITCL (India) Limited**  
The IL&FS Financial Centre,  
Plot C- 22, G Block, 7th Floor  
Bandra Kurla Complex, Bandra (East),  
Mumbai 400051

**CC: Catalyst Trusteeship Limited/Milestone Trusteeship Pvt. Ltd.**  
Windsor, 6th floor, Office no. 604,  
C.S.T. Road, Kalina,  
Santacruz (East), Mumbai - 400098

**IIFL Home Finance Limited**

Corporate Identity Number: U65993MH2006PLC166475

Corporate Office: Plot No.98, Udyog Vihar, Phase - IV, Gurgaon - 122015 (Haryana)

Registered Office: IIFL House, Sun Infotech Park, Road No. 16V Plot No. B-23, MIDC, Thane Industrial Area, Wagle Estate, Thane - 400606

Tel: (91-124) 478 0900 - website: [iiflhomeloans.com](http://iiflhomeloans.com)

**Independent Auditors' Review Report on the Quarterly Unaudited Standalone Financial Results of IIFL Home Finance Limited, pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**Review Report to  
The Board of Directors of  
IIFL Home Finance Limited**

1. We have reviewed the accompanying statement of Unaudited Standalone Financial Results of IIFL Home Finance Limited ("the Company") for the quarter ended 30 June 2022 ("the Statement") being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 ("Ind AS 34") "Interim Financial Reporting" prescribed under Section 133 of the Companies Act 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure applied to financial data and thus provides less assurance than an audit. 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. We have not performed an audit and accordingly, we do not express an audit opinion.



4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited standalone financial results, prepared in accordance with applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulations 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For Suresh Surana and Associates LLP**  
**Chartered Accountants**

Firm's Regn. No. 121750W / W-100010



**Ramesh Gupta**  
**Partner**

Membership No.: 102306  
UDIN: 22102306ANOLAO6676

Place: Mumbai  
Date: July 25, 2022

**For M. P. Chitale & Co.**  
**Chartered Accountants**

Firm's Regn. No.101851W



**Harnish Shah**  
**Partner**

Membership No.: 145160  
UDIN: 22145160ANOLFS9355

Place: Mumbai  
Date: July 25, 2022

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2022

Sr. No.	Particulars	Quarter ended		Year Ended
		30.06.2022 Unaudited	31.03.2022 Unaudited	31.03.2022 Audited
				Amount in lakhs
<b>1</b>	<b>Income</b>			
(I)	<b>Revenue from operations</b>			
(i)	Interest Income			
(ii)	Fees and commission income	48,826.83	48,646.78	1,87,574.55
(iii)	Net gain on fair value changes	2,289.23	2,564.90	7,695.56
(iv)	Net gain on derecognition of financial instruments under amortised cost category	785.78	408.32	631.59
(v)	Net gain on derecognition of financial instruments under FVTOCI	648.79	186.78	1,092.40
(vi)	Net gain on modification of financial instruments under amortised cost category	7,833.71	5,687.03	11,587.61
(I)	<b>Total Revenue from operations</b>	60,384.34	57,493.81	2,08,607.56
(II)	Other Income	3,383.58	4,449.41	13,536.48
(III)	<b>Total Income (I+II)</b>	63,767.92	61,943.22	2,22,144.04
<b>2</b>	<b>Expenses</b>			
(i)	Finance Costs			
(ii)	Impairment on financial instruments, including write-offs	27,975.27	27,889.61	1,06,248.03
(iii)	Employee Benefits Expenses	6,409.03	6,315.71	15,999.94
(iv)	Depreciation, amortization and impairment	5,366.64	4,895.07	17,169.99
(v)	Other expenses	200.40	188.17	669.12
(IV)	<b>Total Expenses</b>	2,374.61	2,515.36	7,460.66
(V)	<b>Profit before tax (III-IV)</b>	42,325.95	41,803.92	1,47,547.74
		21,441.97	20,139.30	74,596.30
<b>3</b>	<b>Tax Expense:</b>			
(i)	Current Tax	4,310.00	4,394.00	17,010.00
(ii)	Deferred Tax	625.68	190.58	(346.24)
(iii)	Tax of earlier years	-	139.78	133.04
(VI)	<b>Total Tax Expense</b>	4,935.68	4,724.36	16,796.80
(VII)	<b>Profit for the period/year (V-VI)</b>	16,506.29	15,414.94	57,799.50
(VIII)	<b>Other Comprehensive Income</b>			
A (i)	Items that will not be reclassified to profit or loss			
(a)	Remeasurement of defined benefit liabilities/(assets)	(6.38)	50.90	11.15
(ii)	Income tax relating to items that will not be reclassified to profit or loss	1.61	(12.81)	(2.81)
	<b>Subtotal (A)</b>	(4.77)	38.09	8.34
B (i)	Items that will be reclassified to profit or loss			
(a)	Cash Flow Hedge (net)	899.32	(208.16)	1,283.46
(b)	Fair value of loans carried at FVTOCI	79.62	1,325.69	1,365.27
(ii)	Income tax relating to items that will be reclassified to profit or loss	(246.38)	(281.26)	(666.63)
	<b>Subtotal (B)</b>	732.56	836.27	1,982.10
	<b>Other Comprehensive Income (A+B)</b>	727.79	874.36	1,990.44
(IX)	<b>Total Comprehensive Income for the period/year</b>	17,234.08	16,289.30	59,789.94
(X)	<b>Earnings per equity share of face value Rs. 10 each (not annualised)</b>			
	Basic (Rs.)	78.72	73.52	275.65
	Diluted (Rs.)	78.72	73.52	275.65



**IIFL Home Finance Limited** (Formerly known as "India Infoline Housing Finance Limited")

Corporate Identity Number: **U65993MH2006PLC166475**

**Corporate Office:** : Plot No.98, Udyog Vihar, Phase - IV, Gurgaon - 122 015 (Haryana)

**Registered Office:** IIFL House, Sun Infotech Park, Road No. 16V, Plot No. B-23, MIDC, Thane Industrial Area, Wagle Estate, Thane - 400 604

• Tel : (91-124) 475 4900 • <https://www.iifl.com/contact-us/home-loan/raise-a-request> • Website: <https://www.iifl.com/home-loan>

**Notes:**

- 1 The above un-audited financial results for the quarter ended June 30, 2022, have been reviewed by the Audit Committee and subsequently approved by the Board of Directors of the Company at its Meeting held on July 25, 2022. The Statutory Auditors have carried out the Limited review of the aforesaid results and have issued an unmodified report.
- 2 These unaudited financial results have been prepared in accordance with the recognition and measurement principles laid down in 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.
- 3 The Company's main business is financing by way of loans for the purchase or construction of residential houses, Loans against property and construction of real estate and certain other purposes, in India. All other activities of the Company revolve around the main business. As such, there are no separate reportable segments, as per the Indian Accounting Standard (Ind AS) 108 on 'Segment Reporting'.
- 4 The COVID-19 pandemic impacted economic activity during the last two fiscal years. Currently, while the number of new COVID-19 cases have reduced significantly and the Government of India has withdrawn COVID-19 related restrictions, the future trajectory of the pandemic may have an impact on the results of the Company.
- 5 The Indian Parliament has approved the Code on Social Security, 2020, which would impact the contributions by the Company towards Provident Fund and Gratuity. The effective date from which the changes are applicable is yet to be notified and the final rules are yet to be framed. The Company will carry out an evaluation of the impact and record the same in the financial results in the period in which the code becomes effective and related rules are published.
- 6 In accordance with SEBI Circular dated October 5, 2021, Since the entity does not have corresponding quarterly financial results, the columns for corresponding figures for the quarter ended June 30, 2021 are not presented.
- 7 Information as required by Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached as Annexure I.
- 8 Pursuant to Regulation 54 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, we would like to state that all Secured Non-Convertible Debentures (NCDs) issued by the Company and outstanding as on June 30, 2022 are fully secured by first pari passu charge created on the receivables of the Company, both present and future, book debts, loans and advances and current assets of the Company and specified immovable property. Accordingly, the Company is maintaining asset cover of 1x or such higher asset cover required as per the terms of offer document/Information Memorandum.

- 9 Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021  
Details of transfer through assignment in respect of loans not in default during the quarter ended June 30, 2022

Entity	IIFL HFC
Count of Loan Assigned	3,690
Amount of Loan Securitized (Rs. in lakhs)	60,633.29
Retention of beneficial Economic interest (MRR)	10%
Wgt Average Residual Maturity (Months)	199.64
Wgt Average Holding Period (Months)	12.68
Coverage of Tangible security	100%
Rating-wise distribution of rated loans	Unrated

- 10 During the quarter, the Board of Directors of the Company approved the transaction involving investment by a wholly owned subsidiary of Abu Dhabi Investment Authority (“Investor”) in the Company (“Transaction”). Upon completion of the preconditions, as specified in the preliminary documents and on completion of the transaction, the Investor will hold 20% of the share capital (calculated on a fully diluted) of the Company and resultantly, the present shareholding of the parent Company will get diluted. The completion of the Transaction is subject to requisite approvals.
- 11 Previous year/s/periods figures have been regrouped / reclassified wherever necessary, to conform to the current period's presentation.

Date: July 25, 2022

Place: Gurugram


 By order of the board  
For IIFL Home Finance Limited

**Monu Ratra**  
Executive Director & CEO  
DIN: 07406284

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		Annexure I
Sr no.	Ratio	For the quarter ended 30.06.2022
a	Omitted	Omitted
b	Omitted	Omitted
c	Debt-equity ratio	5.03
d	Omitted	Omitted
e	Omitted	Omitted
f	Debt service coverage ratio	Not Applicable
g	Interest service coverage ratio	Not Applicable
h	Outstanding redeemable preference shares (quantity and value)	Not Applicable
i	Capital redemption reserve/Debenture redemption reserve	Not Applicable
j	Net worth (Rs in lakhs)	2,85,304.50
k	Net profit after tax (Rs in lakhs)	16,506.29
l	Earnings per share (not annualised)	
	a. Basic (Rs.)	78.72
	b. Diluted (Rs.)	78.72
m	Current ratio	Not Applicable
n	Long term debt to working capital	Not Applicable
o	Bad debts to Account receivable ratio (not annualised)	0.30%
p	Current liability ratio	Not Applicable
q	Total debts to total assets	81.36%
r	Debtors turnover	Not Applicable
s	Inventory turnover	Not Applicable
t	Operating margin (%)	Not Applicable
u	Net profit margin (%)	25.88%
v	Sector specific equivalent ratios, as applicable.	
	a. Stage 3 Ratio	2.22%
	b. Provision Coverage ratio	35.76%

Formulae for Computation of ratios are as follows:

(c) Debt equity ratio is (Debt Securities + Borrowings (Other than Debt Securities) + Subordinated liabilities) / Networth

(j) Networth is equal to Equity Share Capital + Other Equity

(o) Bad debts to Account receivable ratio is equal to Bad Debts Written off / (Total Loan Book + Trade Receivables)

(q) Total debts to total assets (%) = (Debt Securities + Borrowings (Other than Debt Securities) + Subordinated liabilities) / Total Assets

(u) Net profit margin (%) = Profit after tax / Total Income

(v) (a) Stage 3 Ratio = Gross Stage III Loan Book / Total Loan Book

(v) (b) Provision Coverage ratio = Allowance for bad and doubtful debts for Gross Stage III Loan Book / Gross Stage III Loan Book



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