

October 23, 2019

The Manager,
Listing Department,
BSE Limited,
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai 400 001.
Tel No.: 22721233

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

Dear Sir/Madam,

Sub: Compliance with Regulation 52 of SEBI (Listing Obligation & Disclosure Requirements), Regulations, 2015

Pursuant to Regulation 52 of SEBI (Listing Obligation & Disclosure Requirements), Regulations, 2015, kindly find enclosed herewith:

1. Unaudited Financial Results of the Company for the Half Year ended on September 30, 2019 along with Limited Review Report of Statutory Auditors.
2. Disclosure under Regulation 52(4) of SEBI (Listing Obligation & Disclosure Requirements), Regulations, 2015.

The certificate of the Debenture Trustees as required under Regulation 52(5) of SEBI (Listing Obligation & Disclosure Requirements), Regulations, 2015 will be submitted separately in due course.

Request you to kindly take the same on your records.

Thanking you.

Yours faithfully,

for IIFL Home Finance Limited



Ajay Jaiswal
Company Secretary
Encl: a/a



IIFL Home Finance Limited

(Formerly known as India Infoline Housing Finance Limited)

CIN No. U65993MH2006PLC166475

Regd. Office - IIFL House, Sun Infotech Park, Road no. 16V, Plot no. B-23, MIDC Thane Industrial Area, Wagle Estate, Thane - 400604

Corporate Office- Plot No.98, Udyog Vihar, Phase - IV, Gurgaon - 122015

Tel: (91-22) 2580 6654 Fax: (91-22) 3929 4000 Web Site- <http://www.iiflhomeloans.com>

**INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM
FINANCIAL RESULTS**

**TO THE BOARD OF DIRECTORS OF
IIFL HOME FINANCE LIMITED (FORMERLY KNOWN AS "INDIA INFOLINE
HOUSING FINANCE LIMITED")**

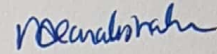
1. We have reviewed the accompanying Statement of Unaudited Financial Results of **IIFL HOME FINANCE LIMITED** (Formerly known as "INDIA INFOLINE HOUSING FINANCE LIMITED") ("the Company"), for the six months ended 30 September 2019 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 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 express a conclusion 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel 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 specified under section 143(10) of the Companies Act, 2013 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.
4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as



**Deloitte
Haskins & Sells LLP**

amended, 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's Registration No. 117366W/W-100018)



Pallavi A. Gorakshakar
(Partner)
(Membership No. 105035)
UDIN: 19105035AAAAFS4628

Place: MUMBAI
Date: 23 October 2019

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE HALF YEAR ENDED SEPTEMBER 30, 2019

(Amount in ₹ Lacs)

Sr.No.	Particulars	Half Year ended		Year Ended
		Unaudited Sep 30, 2019	Unaudited Sep 30, 2018	Audited Mar 31, 2019
1	Income			
(I)	Revenue from operations			
(i)	Interest Income	81,863.63	76,614.41	162,849.07
(ii)	Fees and commission income	3,224.37	3,466.15	6,875.50
(iii)	Net gain on fair value changes	915.79	856.06	2,273.91
(iv)	Net gain on derecognition of financial instruments under amortised cost category	-	-	1,011.41
(I)	Total Revenue from operations	86,003.79	80,936.62	173,009.89
(II)	Other Income	2,011.03	3,884.98	9,767.93
(III)	Total Income (I+II)	88,014.82	84,821.60	182,777.82
2	Expenses			
(i)	Finance Costs	54,194.36	51,965.89	110,225.48
(ii)	Net loss on derecognition of financial instruments under amortised cost category	2,432.04	1,924.61	-
(iii)	Impairment on financial instruments	(450.46)	627.42	155.45
(iv)	Employee Benefits Expenses	9,026.31	8,881.89	18,954.88
(v)	Depreciation, amortization and impairment	474.86	104.05	227.82
(vi)	Other expenses	3,889.01	3,657.29	8,275.13
(IV)	Total Expenses	69,566.12	67,161.15	137,838.76
(V)	Profit before exceptional items and tax (III-IV)	18,448.70	17,660.45	44,939.06
(VI)	Exceptional Item (Note 6)	150.40	-	-
(VII)	Profit before tax (V-VI)	18,298.30	17,660.45	44,939.06
3	Tax Expense:			
(i)	Current Tax	3,455.29	6,284.00	14,340.00
(ii)	Deferred Tax	783.84	(853.36)	43.81
(iii)	Current tax expense relating to prior years	-	(72.59)	(84.05)
(VIII)	Total Tax Expense	4,239.13	5,358.05	14,299.76
(IX)	Profit before impact of change in the rate of Corporate tax on Opening Deferred Tax (VII-VIII)	14,059.17	12,302.40	30,639.30
(X)	Impact of change in the rate of Corporate tax on Opening Deferred Tax (Note 8)	1,110.95	-	-
(XI)	Profit/(loss) for the period (IX-X)	12,948.22	12,302.40	30,639.30
(XII)	Other Comprehensive Income			
A (i)	Items that will not be reclassified to profit or loss			
(a)	Remeasurement of defined benefit liabilities/(assets)	(23.22)	(86.95)	(143.47)
(ii)	Income tax relating to items that will not be reclassified to profit or loss	5.84	30.38	50.14
	Subtotal (A)	(17.38)	(56.57)	(93.33)
B (i)	Items that will be reclassified to profit or loss			
(a)	Cash Flow Hedge (net)	187.22	(260.33)	(2,452.39)
(ii)	Income tax relating to items that will be reclassified to profit or loss	(47.12)	90.97	1,472.26
	Subtotal (B)	140.10	(169.36)	(980.13)
	Other Comprehensive Income/(Loss) (A+B)	122.72	(225.93)	(1,073.46)
(XIII)	Total Comprehensive Income for the period	13,070.94	12,076.47	29,565.84
(XIV)	Earnings per equity share of face value Rs. 10 each (not annualised)			
	Basic (Rs.)	61.75	61.61	150.91
	Diluted (Rs.)	61.75	61.61	150.91



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

Corporate Identity Number: CIN: **U65993MH2006PLC166475**

Corporate Office: Plot No.98, Udyog Vihar, Phase - IV, Gurgaon - 122 015 (Haryana) • Tel : (91-124) 475 4900

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

Tel : (91-22) 6788 1000 • Fax: (91-22) 6788 1010 • Email: reach@iifl.com • Website: www.iifl.com/home-loans

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE HALF YEAR ENDED SEPTEMBER 30, 2019

Notes:

1. Statement of Assets and Liabilities:

(Amount in ₹ Lacs)

Sr. No.	Particulars	As at 30 Sep 2019	As at 31 Mar 2019
		Unaudited	Audited
	ASSETS		
(1) Financial Assets			
(a)	Cash and cash equivalents	101,124.32	80,684.17
(b)	Bank Balance other than (a) above	20,709.40	19,689.41
(c)	Receivables		
	(i) Trade Receivables	802.01	2,682.78
	(ii) Other Receivables	-	-
(d)	Loans (Note 9)	1,217,540.88	1,340,346.62
(e)	Other Financial assets	13,377.41	11,358.32
(2) Non-financial Assets			
(a)	Current tax assets (Net)	2,240.98	1,411.53
(b)	Deferred tax Assets (Net)	1,834.69	3,200.76
(c)	Property, Plant and Equipment	506.06	463.68
(d)	Right to use assets (Note 7)	2,586.99	-
(e)	Other Intangible assets	28.42	32.84
(f)	Other non-financial assets	296.64	293.95
	Total Assets	1,361,047.80	1,460,164.06
	LIABILITIES AND EQUITY		
(1) Financial Liabilities			
(a)	Derivative financial instruments	3,230.17	4,213.20
(b)	Trade 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	3,563.86	4,341.03
	(II) Other Payables		
	(i) total outstanding dues of micro enterprises and small enterprises	-	-
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-	-
(c)	Finance Lease Obligation (Note 7)	2,666.59	-
(d)	Debt Securities	194,735.15	281,885.50
(e)	Borrowings (Other than Debt Securities)	849,908.55	851,783.40
(f)	Subordinated Liabilities	63,929.98	63,772.35
(g)	Other financial Liabilities	64,732.58	85,419.14
(2) Non-financial liabilities			
(a)	Current tax liabilities (Net)	-	2,428.40
(b)	Provisions	1,302.04	1,668.43
(c)	Other non-financial liabilities	4,239.71	4,984.38
(3) Equity			
(a)	Equity and Share Capital	2,096.82	2,096.82
(b)	Other Equity	170,642.35	157,571.41
	Total Liabilities and Equity	1,361,047.80	1,460,164.06



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2 The above un-audited financial results for the half year ended September 30, 2019, have been reviewed by the Audit Committee and subsequently approved by the Board of Directors of the Company at its Meeting held on October 23, 2019. The Statutory Auditors have carried out the Limited review of the aforesaid results and have issued an unmodified report.

3 These unaudited financial results have been prepared in accordance with the recognition and measurement principals 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 principal generally accepted in India.

4 The unaudited financial results have been prepared in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 read with CIR/IMD/DFI/69/2016 dated August 10, 2016.

5 The Company's main business is Financing and Investing activities. All other activities revolve around the main business. Further all activities are carried out within India. As such there are no separate reportable segments as per the Indian Accounting Standard (IND AS) 108 on Operating Segment.

6 During the half year ended September 30, 2019, the Company has purchased mortgage loan portfolio from India Infoline Finance Limited, the holding Company of the Company w. e. f. June 30, 2019. Day one loss on recognition aggregating to Rs. 150.40 lakhs has been disclosed as an exceptional item.

7 The Company has adopted Ind AS 116 – "Leases" with effect from April 01, 2019 and applied the standard to its leases retrospectively. In accordance with the requirements of the standard, the lease liability at the present value of remaining lease payments at the date of initial application i.e. April 01, 2019 amounting to Rs. 2,589.13 lakhs has been recognised and "Right to use assets" has been recognised at an amount equal to the "Lease liability" as at that date. In the Statement of Profit and Loss for the current period, the nature of expenses in respect of leases has changed from lease rent in previous periods to depreciation cost for "Right to use lease assets" and interest accrued on "Lease liability". The Company has not restated the comparative information in this respect.

8 The recently promulgated Taxation Laws(Amendment) Ordinance 2009 has inserted section 115BAA in the Income Tax Act 1961 providing existing domestic companies with an option to pay tax at concessional rate of 22% plus applicable surcharge & cess. The reduced tax rates come with the consequential surrender of specified deductions & incentives. The option needs to be exercised within the prescribed time for filing the return of income under section 139(1) of the Income tax Act 1961 for assessment year (AY) 20-21 or subsequent AYs. Once exercised, such an option cannot be withdrawn for the same or subsequent AYs.

These financial results are prepared on the basis that the Company would avail the option to pay income tax at the lower rate. Consequently, the opening deferred tax assets (net) has been measured at the lower rate, with a one-time corresponding charge of Rs. 1,110.95 lakhs to the Statement of Profit & Loss.

9 During the half year ended September 30, 2019, the Company entered into a Direct Assignment Agreement under 'Partial Credit Guarantee offered by Government of India (GoI) to Public Sector Banks (PSBs) for purchasing high-rated pooled assets from financially sound Non-Banking Financial Companies (NBFCs)/Housing Finance Companies (HFCs)' amounting to Rs. 58,336.40 lakhs. As per the terms of the agreement and in accordance with the FAQs issued by the Reserve Bank of India (RBI) the pool of loans as mentioned in the said agreement has been derecognised from the books of accounts.

10 Previous year's/periods figures have been regrouped / reclassified wherever necessary

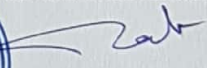
In terms of our report attached.

Date: 23-Oct-19

Place: Mumbai



By order of the Board
For IIFL Home Finance Limited


Monu Ratra
Executive Director & CEO
DIN: 07406284

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

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Details of Secured Non Convertible Debentures under Regulation 52(4) of SEBI (Listing Obligation and Disclosure Requirements), Regulations, 2015						
S. No.	Particulars				Disclosure	
a	Credit rating and change in credit rating				CRISIL AA/Stable, CARE AA/ Stable, ICRA AA/Stable, BWR AA+/ Stable	
b	Asset Cover available				1 time	
c	Debt - equity ratio				6.51	
d	Previous/next due dates for payment of interest/principal amount					
S. No.	ISIN	Previous Due Date for payment of Interest/repayment of principal amount and whether the same has been paid or not	Confirmation whether the Previous Payment of Interest/Principal has been paid or not	Next Due date for payment of Interest/repayment of principal amount	Interest Amount/Redemption Amount payable (next 6 months)	
1	INE477L07610	22-Jul-19	Paid	-	-	
2	INE477L07628	15-Jul-19	Paid	-	-	
3	INE477L07677	N.A.	-	20-Apr-20	No interest applicable, Amount redeemable at maturity	
4	INE477L07701	05-Nov-18	Paid	04-Nov-19	44,37,833.50	
5	INE477L07719	N.A.	-	-	Interest payable at redemption	
6	INE477L07727	N.A.	-	12-May-20	No interest applicable, Amount redeemable at maturity	
7	INE477L07735	N.A.	-	07-Apr-20	No interest applicable, Amount redeemable at maturity	
8	INE477L07743	N.A.	-	12-Nov-19	6,36,80,550.00	
9	INE477L07750	N.A.	-	12-May-20	No interest applicable, Amount redeemable at maturity	
10	INE477L07768	N.A.	-	17-Aug-20	No interest applicable, Amount redeemable at maturity	
11	INE477L08089	29-Jul-19	Paid	27-Jul-20	6,63,75,000.00	
12	INE477L08097	29-Jul-19	Paid	27-Jul-20	8,93,00,000.00	
13	INE477L07776	05-Sep-19	Paid	-	-	
14	INE477L07784	Nov 21, 2018	Paid	21-Nov-19	4,14,72,000.00	

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15	INE477L07792	Aug 1, 2019	Paid	-	-
16	INE477L07800	N.A.	-	Apr 6, 2021	No interest applicable, Amount redeemable at maturity
17	INE477L07818	Mar 14, 2019	-	Mar 14, 2020	43,25,000.00
18	INE477L07826	N.A.	-	Apr 30, 2021	No interest applicable, Amount redeemable at maturity
19	INE477L08105	Feb 28, 2019	-	Feb 28, 2020	9,05,000.00
20	INE477L08030	Apr 2, 2019	Paid	Mar 31, 2020	1,78,50,000.00
21	INE477L08048	Apr 2, 2019	Paid	Mar 31, 2020	1,04,71,300.00
22	INE477L08055	Apr 2, 2019	Paid	Mar 31, 2020	92,74,600.00
23	INE477L08063	Apr 2, 2019	Paid	Mar 31, 2020	92,74,600.00
24	INE477L08071	Apr 2, 2019	Paid	Mar 31, 2020	1,38,73,800.00
25	INE477L07834/INE477L07AC2	May 15, 2019	-	Nov 15, 2019	35,45,10,990.00
26	INE477L07842	-	-	May 25, 2021	No interest applicable, Amount redeemable at maturity
27	INE477L08113	Jun 18, 2019	-	Jun 18, 2020	3,94,00,000.00
28	INE477L07859	Jun 28, 2019	-	Jun 28, 2020	18,40,00,000.00
29	INE477L07867	-	-	May 19, 2021	No interest applicable, Amount redeemable at maturity
30	INE477L07875	-	-	Aug 5, 2021	No interest applicable, Amount redeemable at maturity
31	INE477L08121	Jul 15, 2019	-	Jul 13, 2020	2,95,50,000.00
32	INE477L07883	-	-	Jul 26, 2021	No interest applicable, Amount redeemable at maturity
33	INE477L07891	-	-	Jul 15, 2021	No interest applicable, Amount redeemable at maturity
34	INE477L07909	Jul 24, 2019	-	Jul 24, 2021	4,69,00,000.00
35	INE477L08139	-	-	Aug 11, 2028	No interest applicable, Amount redeemable at maturity
36	INE477L07917	-	-	Aug 11, 2021	No interest applicable, Amount redeemable at maturity

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	37	INE477L07925	-	-	Apr 6, 2020	No interest applicable, Amount redeemable at maturity
	38	INE477L07933	-	-	Apr 21, 2022	No interest applicable, Amount redeemable at maturity
	39	INE477L07941	-	-	Apr 4, 2022	No interest applicable, Amount redeemable at maturity
	30	INE477L07958	-	-	Sept 29, 2022	No interest applicable, Amount redeemable at maturity
	41	INE477L08014	30-Sep-19	Paid	Oct 31, 2019	1,82,80,619.00
	42	INE477L08022	N.A.	-	02-Apr-20	No interest applicable, Amount redeemable at maturity
	43	INE477L07966	-	-	Oct 26, 2021	No interest applicable, Amount redeemable at maturity
	44	INE477L07974	May 20, 2019	-	May 20, 2020	2,48,77,810.00
	45	INE477L07982	-	-	Dec 20, 2019	1,54,95,000.00
	46	INE477L07990	-	-	Apr 25, 2024	No interest applicable, Amount redeemable at maturity
	47	INE477L07AA6	-	-	Mar 20, 2020	1,50,75,000.00
	48	INE477L07AB4	-	-	Jun 27, 2024	No interest applicable, Amount redeemable at maturity
e	Debt Service Coverage ratio			0.72		
f	Interest Service Coverage ratio			1.35		
g	Outstanding redeemable preference shares			-		
h	Debenture Redemption Reserve			4,583.50 Lacs		
i	Net worth			1,70,452.15 Lacs		
j	Net profit after tax			12,948.22 Lacs		
k	Earnings per share			61.75		



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No.1738/ITSL/OPR/2019-20
October 24, 2019

To,
IIFL Home Finance Limited
IIFL House, Sun Infotech Park, Road no. 16V,
Plot no. B-23, MIDC Thane Industrial Area,
Wagle Estate, Thane - 400604

Sub: Letter of Debenture Trustee pursuant to Regulation 52 (5) of the SEBI (Listing Obligations and Disclosure Requirements) 2015)

Dear Sir,

This has reference to the privately/publically placed Secured/Unsecured Redeemable, Non-Convertible Debentures issued by IIFL Home Finance Limited ("Issuer") wherein IDBI Trusteeship Services Limited is acting as the Debenture Trustee and listed on the Bombay Stock Exchange (BSE)/ National Stock Exchange (NSE) ("Listed Debt Securities").

Pursuant to Regulation 52(4) read with Regulation 52 (5) of the SEBI (Listing Obligations and Disclosure Requirements) 2015, the Issuer is required to submit the documents required there along with its half yearly/annual financial results to the Stock Exchange, with a letter of the Debenture Trustee (IDBI Trusteeship Services Limited) that the Debenture Trustee has noted the contents furnished by the Issuer as per Regulation 52(4).

In pursuance thereof we hereby confirm that we have received the aforesaid information through your letter dated October 23, 2019 and we have noted the contents provided therein.

Thanking you,

Yours faithfully
For IDBI Trusteeship Services Limited



Authorised Signatory

October 23, 2019

IIFL Home Finance Limited
(Formerly India Infoline Housing Finance Ltd)
Plot No. 98, Udyog Vihar,
Phase IV, Gurgaon - 122015

Sub: NOTING CERTIFICATE

We refer to your letter dated October 23, 2019 forwarding therewith Half Yearly Report for the half year ended 30.09.2019 for below mentioned Non Convertible Debentures Issuances 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)

Sr.No	Transaction
1	Unsecured, Redeemable Non-Convertible Debentures aggregating to Rs. 100 crs
2	Unsecured, Redeemable Non-Convertible Debentures aggregating to Rs. 200 crs
3	Unsecured, Redeemable Non-Convertible Debentures aggregating to Rs. 500 crs

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

For Milestone Trusteeship Services Pvt Ltd


Authorised Signatory





October 24, 2019

To,
Mr. Ajay Jaiswal
Company Secretary,
IIFL Home Finance Limited
(Formerly known as India Infoline Housing Finance Limited),
12A-10, 13th floor, Parinee Crescenzo,
C-38 and 39, G Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051

Dear Sir,

Sub: Certificate of Debenture Trustee under Regulation 52(5) of SEBI (LODR) Regulations, 2015 for September 30, 2019.

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 the Secured, Listed, Redeemable, Non-Convertible Infrastructure Debenture issue aggregating to Rs. 5000 crores (Rs.500 crores + Rs.1000 crores + Rs.1000 crores + Rs.1000 crores + Rs. 1500 crores) of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Limited) ('Company').

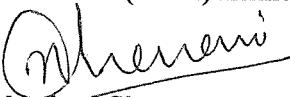
With reference to above, we have received the following documents and have noted its contents without verification.

1. Disclosure under Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015 dated October 23, 2019.
2. Statement of Unaudited Financial Results for the half year ended September 30, 2019 along with Limited Review Report.

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

Thanking you.

Yours sincerely,
Vistra ITCL (India) Limited


Authorized Signatory

Place: Mumbai