

April 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>
--	---

Dear Sir/Madam,

**Sub: Outcome of the Board Meeting**

**Disclosure under Regulation 23(9) of the SEBI (Listing Obligation & Disclosure Requirements), Regulations, 2015**

Pursuant to Regulation 51(2) and 52 read with Part B of Schedule III of 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 April 25, 2022, have *inter-alia*, considered and approved the Audited Standalone and Consolidate Financial Results of the Company for the Quarter/Year ended on March 31, 2022 along with the requisite information pursuant to Regulation 52 (4) of the Listing Regulations and Auditor report dated April 25, 2022, issued by the Statutory Auditors of the Company, with unmodified opinion.

Further, pursuant to Regulation 23(9) of SEBI (Listing Obligation & Disclosure Requirements), Regulations, 2015, please find enclosed the disclosure of related party transactions for the half year ended March 31, 2022.

The Company is identified as "Large Corporate" in terms of SEBI Circular No. SEBI/HO/DDHS/CIR/P/2018/144 dated November 26, 2018 and the requisite disclosures made in this regard to the stock exchange on April 25, 2022 enclosed along with the audited financial results for the year ended March 31, 2022.

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

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**

*(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>

**Suresh Surana and Associates LLP**  
Chartered Accountants  
8th Floor, Bakhtawar,  
229, Nariman Point,  
Mumbai – 400 021.

**M. P. Chitale & Co.**  
Chartered Accountants  
1st Floor, Hamam House,  
Ambalal Doshi Marg, Fort  
Mumbai – 400 001, India

**INDEPENDENT AUDITORS' REPORT ON THE QUARTERLY AND YEAR TO  
DATE AUDITED STANDALONE FINANCIAL RESULTS OF IIFL HOME FINANCE  
LIMITED PURSUANT TO THE REQUIREMENTS OF REGULATION 52 OF THE  
SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS)  
REGULATIONS, 2015, AS AMENDED.**

To  
**The Board of Directors of  
IIFL Home Finance Limited  
(Formerly, India Infoline Housing Finance Limited)**

**Report on the Audit of the Standalone Financial Results**

**Opinion**

We have audited the accompanying Statement of standalone financial results of **IIFL Home Finance Limited** (“the Company”), for the quarter and year ended 31 March 2022 (“Statement”), attached herewith, 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”).

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- a) is presented in accordance with the requirements of Regulation 52 of the Listing Regulations; and
- b) give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards and other accounting principles generally accepted in India, of the net profit and total comprehensive income and other financial information of the Company for the quarter and year ended 31 March 2022.



### **Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013 (the "Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the standalone financial results under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial results.

### **Emphasis of Matter**

We draw attention to Note 6 to the audited standalone financial results with respect to the management's evaluation of COVID-19 impact on the future performance of the Company. This assessment and the outcome of the pandemic is made by the management and is highly dependent on the circumstances as they evolve in the subsequent periods. Our opinion is not modified in respect of this matter.

### **Management's Responsibility for the Standalone Financial Results**

This Statement has been prepared on the basis of the standalone annual financial statements. The Company's Board of Directors are responsible for the preparation and presentation of the standalone financial results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian

Accounting Standards prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for the safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and



presentation of the standalone financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

#### **Auditors' Responsibility for the audit of the Standalone Financial Results**

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Board of Directors.
- Conclude on the appropriateness of Board of Director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the
- audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

#### **Other matter**

- a) The standalone financial results of the Company for the previous financial year ended 31 March 2021 (audited) included in the accompanying Statement, have been audited by one of the Joint Auditors i.e. M. P. Chitale & Co. whose report dated 28 April 2021, expressed an unmodified opinion. These reports have been relied upon by Suresh Surana & Associates LLP (Joint Auditors) for the purpose of the audit of the Statement. Our opinion is not modified in respect of this matter.



- b) The Statement includes the standalone financial results for the quarter ended 31 March 2022 being the balancing figures between audited figures in respect of the full financial year ended 31 March 2022 and the published unaudited year to date standalone figures upto 31 December 2021, being the date of the end of the third quarter of the current financial year, which were subject to limited review by us, as required under the Listing Regulations.

**For Suresh Surana and Associates LLP**  
**Chartered Accountants**  
**Firm's Regn. No. 121750W / W-100010**



**Ramesh Gupta**  
**Partner**

**Membership No.: 102306**  
**UDIN: 22102306AHUEAX6691**



Place: Mumbai  
Date: April 25, 2022

**For M. P. Chitale & Co.**  
**Chartered Accountants**  
**Firm's Regn. No.101851W**



**Harnish Shah**  
**Partner**

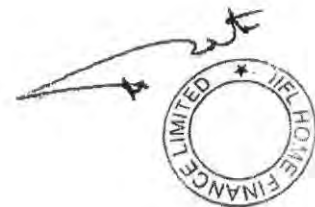
**Membership No.: 145160**  
**UDIN: 22145160AHUEBS3943**

Place: Mumbai  
Date: April 25, 2022

**STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2022**

Amount in lakhs

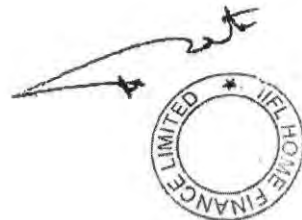
Sr. No.	Particulars	Quarter ended		Year Ended	
		31.03.2022 Unaudited	31.12.2021 Unaudited	31.03.2022 Audited	31.03.2021 Audited
<b>1</b>	<b>Income</b>				
(I)	<b>Revenue from operations</b>				
(i)	Interest Income	48,646.78	45,881.98	187,574.55	177,866.35
(ii)	Dividend Income	-	-	-	407.14
(iii)	Fees and commission income	2,564.90	1,973.28	7,695.56	6,473.79
(iv)	Net gain on fair value changes	408.32	78.62	631.59	1,850.13
(v)	Net gain on derecognition of financial instruments under amortised cost category	186.78	543.05	1,092.40	1,391.65
(vi)	Net gain on derecognition of financial instruments under FVTOCI	5,687.03	1,312.84	11,587.61	7,707.61
(vii)	Net gain on modification of financial instruments under amortised cost category	-	-	25.85	-
(I)	<b>Total Revenue from operations</b>	<b>57,493.81</b>	<b>49,789.76</b>	<b>208,607.56</b>	<b>195,696.66</b>
(II)	Other Income	4,449.41	3,777.68	13,536.48	11,078.39
(III)	<b>Total Income (I+II)</b>	<b>61,943.22</b>	<b>53,567.44</b>	<b>222,144.04</b>	<b>206,775.05</b>
<b>2</b>	<b>Expenses</b>				
(i)	Finance Costs	27,889.61	26,292.97	106,248.03	105,327.34
(ii)	Net loss on modification of financial instruments under amortised cost category	-	57.63	-	732.73
(iii)	Impairment on financial instruments, including write-offs	6,315.71	3,026.46	15,999.94	27,168.73
(iv)	Employee Benefits Expenses	4,895.07	4,243.16	17,169.99	15,844.32
(v)	Depreciation, amortization and impairment	188.17	175.01	669.12	847.50
(vi)	Other expenses	2,515.36	1,807.05	7,460.66	5,856.10
(IV)	<b>Total Expenses</b>	<b>41,803.92</b>	<b>35,602.28</b>	<b>147,547.74</b>	<b>155,776.72</b>
(V)	<b>Profit before tax (III-IV)</b>	<b>20,139.30</b>	<b>17,965.16</b>	<b>74,596.30</b>	<b>50,998.33</b>
<b>3</b>	<b>Tax Expense:</b>				
(i)	Current Tax	4,394.00	4,161.00	17,010.00	14,193.27
(ii)	Deferred Tax	190.58	(178.07)	(346.24)	(3,314.15)
(iii)	Tax of earlier years	139.78	0.05	133.04	9.68
(VI)	<b>Total Tax Expense</b>	<b>4,724.36</b>	<b>3,982.98</b>	<b>16,796.80</b>	<b>10,888.80</b>
(VII)	<b>Profit for the period/year (V-VI)</b>	<b>15,414.95</b>	<b>13,982.18</b>	<b>57,799.50</b>	<b>40,109.53</b>
(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)	50.90	(6.96)	11.15	155.76
(ii)	Income tax relating to items that will not be reclassified to profit or loss	(12.81)	1.75	(2.81)	(39.20)
	<b>Subtotal (A)</b>	<b>38.09</b>	<b>(5.21)</b>	<b>8.34</b>	<b>116.56</b>
B (i)	Items that will be reclassified to profit or loss				
(a)	Cash Flow Hedge (net)	(208.16)	1,229.55	1,283.46	(477.51)
(b)	Fair value of loans carried at FVTOCI	1,325.69	(8.21)	1,365.27	(76.45)
(ii)	Income tax relating to items that will be reclassified to profit or loss	(281.26)	(307.39)	(666.63)	139.42
	<b>Subtotal (B)</b>	<b>836.27</b>	<b>913.95</b>	<b>1,982.10</b>	<b>(414.54)</b>
	<b>Other Comprehensive Income (A+B)</b>	<b>874.35</b>	<b>908.74</b>	<b>1,990.44</b>	<b>(297.98)</b>
(IX)	<b>Total Comprehensive Income for the period</b>	<b>16,289.30</b>	<b>14,890.92</b>	<b>59,789.94</b>	<b>39,811.55</b>
(X)	<b>Earnings per equity share of face value Rs. 10 each (not annualised)</b>				
	Basic (Rs.)	73.52	66.68	275.65	191.29
	Diluted (Rs.)	73.52	66.68	275.65	191.29



Notes:

**1. Statement of Assets and Liabilities:**

Sr. No.	Particulars	As at 31.03.2022 Audited	As at 31.03.2021 Audited
	<b>ASSETS</b>		
(1)	<b>Financial Assets</b>		
(a)	Cash and cash equivalents	139,873.05	41,232.76
(b)	Bank Balance other than (a) above	43,329.39	44,374.03
(c)	Receivables		
(i)	Trade Receivables	3,441.02	3,063.52
(d)	Loans	1,529,022.10	1,456,492.27
(e)	Investments	38,326.25	16,721.98
(f)	Other Financial assets	35,709.65	23,397.23
(2)	<b>Non-financial Assets</b>		
(a)	Current tax assets (Net)	550.63	1,435.74
(b)	Deferred tax Assets (Net)	6,409.14	7,017.13
(c)	Investment Property	663.04	700.46
(d)	Property, Plant and Equipment	655.15	248.36
(e)	Right of use assets	1,545.16	1,357.59
(f)	Other Intangible assets	18.19	12.60
(g)	Other non-financial assets	477.44	332.76
(h)	Assets held for sale	969.93	1,394.63
	<b>Total Assets</b>	<b>1,800,990.14</b>	<b>1,597,781.06</b>
	<b>LIABILITIES AND EQUITY</b>		
(1)	<b>Financial Liabilities</b>		
(a)	Derivative financial instruments	505.81	2,920.83
(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	5,081.06	3,515.85
(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	1,738.24	1,490.30
(d)	Debt Securities	221,798.63	210,274.98
(e)	Borrowings (Other than Debt Securities)	1,094,493.43	1,047,082.16
(f)	Subordinated Liabilities	105,768.63	43,667.31
(g)	Other financial Liabilities	94,444.57	58,538.87
(2)	<b>Non-financial liabilities</b>		
(a)	Current tax liabilities (Net)	2,603.43	3,125.92
(b)	Provisions	1,405.03	1,257.81
(c)	Other non-financial liabilities	5,080.90	11,336.10
(3)	<b>Equity</b>		
(a)	Equity Share Capital	2,096.82	2,096.82
(b)	Other Equity	265,973.59	212,474.11
	<b>Total Liabilities and Equity</b>	<b>1,800,990.14</b>	<b>1,597,781.06</b>





3 "The above audited financial results of the Company have been reviewed by the Audit Committee and subsequently approved by the Board of Directors of the Company at its Meeting held on April 25, 2022 and have been subjected to audit by the statutory auditors of the Company on which the auditors have expressed an unmodified opinion.

The amounts for the quarter ended March 31, 2022 are the balancing figures between unaudited reviewed amounts in respect of the nine months ended December 31, 2021 and the audited amounts of the financial year ended March 31, 2022."

4 The above standalone financial results of the Company have been prepared in accordance with and comply in all material aspects with the Indian Accounting Standards ("Ind AS") as prescribed under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015, (as amended).

5 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'.

6 The outbreak of the COVID-19 pandemic had led to a nation-wide lockdown in April-May 2020. This was followed by localised lockdowns in areas with a significant number of COVID-19 cases. Following the easing of lockdown measures, there was an improvement in economic activity in the second half of fiscal 2021. India experienced a "second wave" of the COVID-19 pandemic in April-May 2021 following the discovery of mutant coronavirus variants, leading to the re-imposition of regional lockdowns. These were gradually lifted as the second wave subsided.

The impact of COVID-19, including changes in customer behaviour and pandemic fears, as well as restrictions on business and individual activities, has led to significant volatility in global and Indian financial markets and a significant decrease in global and local economic activities. The extent to which the COVID-19 pandemic will continue to impact the Company's results will depend on ongoing as well as future developments, which are uncertain, including, among other things, any new information concerning the severity of the COVID-19 pandemic, and any action to contain its spread or mitigate its impact whether government-mandated or elected by us.

7 Disclosure made vide Notification "RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21" dated August 06, 2020 on Resolution Framework for COVID-19-related Stress (Resolution Framework 1.0).

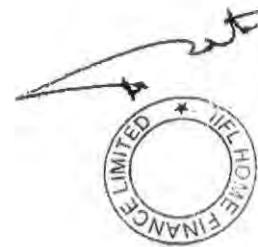
Rs in lakhs

Type of borrower	(A)	(B)	(C)	(D)	(E)
	Exposure to accounts classified as Standard consequent to implementation of resolution plan at September 30, 2021	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year	Exposure to accounts classified as Standard consequent to implementation of resolution plan at March 31, 2022
Personal Loans	12,002.68	1,472.84	59.21	428.29	10,042.34
Corporate persons*	1,596.20	-	-	352.50	1,243.70
Of which MSMEs	-	-	-	-	-
Others	3,376.22	288.63	9.72	3.98	3,073.89
<b>Total</b>	<b>16,975.10</b>	<b>1,761.47</b>	<b>68.93</b>	<b>784.77</b>	<b>14,359.93</b>

8 Details of loans transferred / acquired during the quarter ended March 31, 2022 under the RBI Master Direction on Transfer of Loan Exposures dated September 24, 2021

Rs in lakhs

Entity	NBFC (HFC)
Count of Loan Assigned	17087
Amount of Loan Securitized	274,558
Retention of beneficial Economic interest (MRR)	10%
Wgt Average Maturity (Residual Maturity)	200.44 months
Wgt Average Holding Period	13.50 months
Coverage of Tangible security	100%
Rating-wise distribution of rated loans	Unrated



- 9 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.
- 10 The Company is regulated by the Reserve Bank of India and the National Housing Bank ("RBI/NHB"). The RBI/NHB periodically issues/amends directions, regulations and/or guidelines (collectively "Regulatory Framework") covering various aspects of the operation of the Company, including those relating to accounting for certain types of transactions. The Regulatory Framework contains specific instructions that need to be followed by the Company in preparing its financial statements. The financial results for the current and previous periods may need to undergo changes in measurement and/ or presentation upon receipt of clarifications on the Regulatory Framework or changes thereto.
- 11 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 March 31, 2021 are not presented.
- 12 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.
- 13 "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 March 31, 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."
- 14 The Board of Directors declared interim dividend of Rs. 30 (face value Rs. 10 each) per equity share on January 25, 2022. The record date for the payment was January 27, 2022 and the same was paid on January 28, 2022
- 15 During the year ended March 31, 2022, the company has raised Rs. 65,582.31 lakhs from issue of Unsecured, Redeemable Non Convertible Debentures (Tranche I), and Rs. 40,439 lakhs from the issue of Secured, Redeemable Non-Convertible Debentures (Tranche II) via public issue.
- 16 Previous year's/periods figures have been regrouped / reclassified wherever necessary to conform to current period's presentation.

By order of the Board  
For IIFL Home Finance Limited



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

Date: 25-Apr-22

Place: Gurugram



		Annexure I
Sr no.	Ratio	For the year ended 31.03.2022
a	Omitted	Omitted
b	Omitted	Omitted
c	Debt-equity ratio	5.30
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	268,070.41
k	Net profit after tax	57,799.50
l	Earnings per share (not annualised)	
	a. Basic	275.65
	b. Diluted	275.65
m	Current ratio	Not Applicable
n	Long term debt to working capital	Not Applicable
o	Bad debts to Account receivable ratio (not annualised)	0.35%
p	Current liability ratio	Not Applicable
q	Total debts to total assets	78.96%
r	Debtors turnover	Not Applicable
s	Inventory turnover	Not Applicable
t	Operating margin (%)	Not Applicable
u	Net profit margin (%)	26.02%
v	Sector specific equivalent ratios, as applicable.	
	a. Stage 3 Ratio	2.10%
	b. Provision Coverage ratio	37.59%

Formulae for Computation of ratios are as follows:

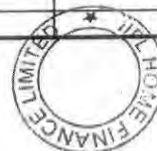
- (c) Debt equity ratio is (Debt Securities + Borrowings (Other than Debt Securities) + Subordinated liabilities) / Networth
- (j) Networth is equal to Equity Share Capital + Other Equity
- (o) Bad debts to Account receivable ratio is equal to Bad Debts Written off / Total Loan Book + Trade Receivables
- (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



**2. Statement of Cash Flows for the year ended March 31, 2022**

Amount in lakhs

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
	Audited	Audited
<b>Cash Flows from Operating Activities</b>		
Profit before tax	74,596.30	50,998.34
<b>Adjustments for:</b>		
Depreciation, amortization and impairment	669.12	847.50
Impairment on financial instruments - loans	10,516.02	22,141.82
Interest expense	106,248.03	105,327.34
Interest on Loans	(187,574.55)	(177,866.35)
Net gain on derecognition of financial instruments	(12,297.16)	(8,660.06)
Net (gain)/loss on fair value changes	(631.59)	(1,835.63)
Net (gain)/loss on Sale of assets	3.05	142.87
Interest paid	(121,877.17)	(110,674.58)
(Gain)/Loss on termination	-	(61.97)
(Gain)/Loss on Modification	(25.85)	732.73
Interest received	189,846.54	179,541.62
(Gain)/ Loss on buy back of Debt Securities	-	(14.50)
<b>Operating Profit before Working Capital changes</b>	<b>59,472.74</b>	<b>60,619.13</b>
<b>Changes in Working Capital:</b>		
Adjustments for (increase)/decrease in Other Financial assets	(1,856.64)	(1,977.37)
Adjustments for (increase)/decrease in Trade Receivables	(385.20)	(1,247.22)
Adjustments for (increase)/decrease in Other Non Financial assets	(158.39)	28.19
Adjustments for (increase)/decrease in Assets held for sale	424.70	(1,394.64)
Adjustments for (increase)/decrease in Balances with banks - Lien marked	(371.99)	10,587.76
Adjustments for increase/(decrease) in Trade Payables	1,565.22	608.48
Adjustments for increase/(decrease) in Other financial liabilities	35,905.69	32,711.16
Adjustments for increase/(decrease) in Other non-financial liabilities	(6,255.20)	9,228.62
Adjustments for increase/(decrease) in Provisions	207.19	(246.53)
<b>Operating Profit after Working Capital changes</b>	<b>88,548.12</b>	<b>108,917.58</b>
<b>Direct Taxes Paid</b>	<b>(16,495.63)</b>	<b>(12,230.49)</b>
<b>Cash used in Operations</b>	<b>72,052.49</b>	<b>96,687.09</b>
Loans (disbursed) / repaid (net)	(82,082.29)	(186,451.72)
<b>Net cash generated from/(used in) Operating Activities (A)</b>	<b>(10,029.80)</b>	<b>(89,764.63)</b>
<b>Cash flow from Investing Activities</b>		
Purchase of fixed assets	(713.54)	(93.89)
Sale of fixed assets	46.44	39.79
Fixed deposits placed	(178,449.75)	(826,225.30)
Fixed deposits matured	179,861.96	806,819.10
Purchase of investments	(2,414,935.00)	(1,654,462.26)
Proceeds from sale of investments	2,393,962.32	1,644,916.78
Proceeds from sale of investment property	-	241.00
<b>Net Cash used in Investing Activities (B)</b>	<b>(20,227.57)</b>	<b>(28,764.78)</b>
<b>Cash flow from Financing Activities</b>		
Dividend paid	(6,290.45)	(5,242.05)
Proceeds from Borrowings	434,184.00	329,800.00
Repayment of Borrowings	(385,179.63)	(231,578.43)
Proceeds from issue of Debt & Sub-Ordinated Debt Securities	190,045.27	146,200.00
Repayment of Debt & Sub-Ordinated Debt Securities	(103,424.82)	(171,360.50)
Payment of interest on lease liabilities	(137.82)	(174.20)
Payment of lease liabilities	(298.88)	(399.33)
<b>Net Cash from/(used in) Financing Activities (C)</b>	<b>128,897.66</b>	<b>67,245.49</b>
<b>Net increase in cash and cash equivalents (A+B+C)</b>	<b>98,640.29</b>	<b>(51,283.92)</b>
Cash and cash equivalents as at the beginning of the year	41,232.76	92,516.68
<b>Cash and cash equivalents as at the end of the year/period</b>	<b>139,873.05</b>	<b>41,232.76</b>



**Suresh Surana and Associates LLP**  
Chartered Accountants  
8th Floor, Bakhtawar,  
229, Nariman Point,  
Mumbai – 400 021.

**M. P. Chitale & Co.**  
Chartered Accountants  
1st Floor, Hamam House,  
Ambalal Doshi Marg, Fort  
Mumbai – 400 001, India

**INDEPENDENT AUDITORS' REPORT ON THE QUARTERLY AND YEAR TO  
DATE AUDITED CONSOLIDATED FINANCIAL RESULTS OF IIFL HOME  
FINANCE LIMITED, PURSUANT TO REGULATION 52 OF THE SEBI (LISTING  
OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015, AS  
AMENDED**

To  
**The Board of Directors of  
IIFL Home Finance Limited**

**Report on the audit of the Consolidated Financial Results**

**Opinion**

We have audited the accompanying Statement of consolidated financial results of **IIFL Home Finance Limited** (“the Holding Company” or “the Company”) and its subsidiary (Holding company and its subsidiary together referred to as “the Group”), and its associate for the quarter and year ended 31 March 2022 (“Statement”), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015, as amended (the “Listing Regulations”).

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of other auditors on separate audited financial statements/financial information of the subsidiary and its associate, the Statement:

a) includes the results of the following entities:

Subsidiary:

i) IIFL Sales Limited

Associate:

ii) IIFL Samasta Finance Limited



- b) is presented in accordance with the requirements of Regulation 52 of the Listing Regulations; and
- c) gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the consolidated net profit and consolidated other comprehensive income and other financial information of the Group for the quarter and year ended 31 March 2022.

### **Basis for Opinion**

We conducted our audit of the consolidated financial results in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the "Act" SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Results section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial results.

### **Emphasis of Matter**

We draw attention to Note 6 to the audited consolidated financial results with respect to the management's evaluation of COVID-19 impact on the future performance of the Group. This assessment and the outcome of the pandemic is made by the management and is highly dependent on the circumstances as they evolve in the subsequent periods. Our opinion is not modified in respect of this matter.

### **Management's Responsibility for the Consolidated Financial Results**

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to preparation of these consolidated financial results that give a true and fair view of the consolidated net profit and consolidated total comprehensive income and other financial information of the Group and its associate in accordance with the applicable



accounting standards prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations.

The respective Board of Directors of the companies included in the Group and of its associate are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and its associate and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial results by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial results, the respective Board of Directors of the companies included in the Group and its associate are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associate is responsible for overseeing the financial reporting process of the Group and of its associate.

### **Auditors' Responsibility for the audit of the Consolidated Financial Results**

Our objectives are to obtain reasonable assurance about whether the Statement as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.



As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company and its subsidiary and associates which are companies incorporated in India, have adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the overall presentation, structure and content of the consolidated financial results, including the disclosures, and whether the consolidated financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and of its associate to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associate to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial results. We are responsible for the direction, supervision and performance of the





audit of the financial results of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial results, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

#### **Other Matters**

- a) This Statement includes total assets of Rs. 1276.73 lakhs as at 31 March 2022, total revenues of Rs. 102.98 lakhs, total profit before tax of Rs. 378.27 lakhs, total profit after tax of Rs. 278.81 lakhs and net cash inflows amounting to Rs. 89.19 lakhs, respectively of a subsidiary for the year ended on that date. These financial statements/results have been audited by one of the Joint Auditors i.e. M. P. Chitale & Co. whose reports have been furnished to other Joint Auditor i.e. Suresh Surana and Associates LLP by the Management and their opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of this subsidiary is solely based on the reports of one of the Joint Auditors i.e. M. P. Chitale & Co.
- b) This Statement also include the Group's share of net profit after tax and total comprehensive income of Rs. 1265.11 lakhs and Rs. 1244.41, respectively for the year ended 31 March 2022, as considered in the Statement, in respect of one associate, whose financial statements have been audited by other auditors whose report have been furnished to us by the Management and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of the other auditors and the procedures performed by us are as stated in paragraph above.



- c) The Company has prepared and presented Consolidated Financial Results for the first time in FY 2021-22. Hence, previous year comparatives are not available and not presented. Further, Amounts appearing in cash flow statement for FY 2021-22 are compiled based on unaudited opening cash and cash equivalents as at April 01, 2021, which is neither audited nor reviewed by statutory auditors.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors/one of the Joint Auditors.

**For Suresh Surana and Associates LLP**  
**Chartered Accountants**  
**Firm's Regn. No. 121750W / W-100010**



**Ramesh Gupta**  
**Partner**

**Membership No.: 102306**

**UDIN: 22102306AHUEBH7878**



**For M. P. Chitale & Co.**  
**Chartered Accountants**  
**Firm's Regn. No.101851W**



**Harnish Shah**  
**Partner**

**Membership No.: 145160**

**UDIN: 22145160AHUEDA1091**

Place: Mumbai

Date: April 25, 2022

Place: Mumbai

Date: April 25, 2022

**STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR YEAR ENDED MARCH 31, 2022**

Amount in lakhs

Sr. No.	Particulars	Year Ended
		31.03.2022 Audited
<b>1</b>	<b>Income</b>	
(I)	<b>Revenue from operations</b>	
(i)	Interest Income	187,678.07
(ii)	Fees and commission income	7,695.56
(iii)	Net gain on fair value changes	631.59
(iv)	Net gain on derecognition of financial instruments under amortised cost category	11,548.16
(v)	Net gain on derecognition of financial instruments under FVTOCI	1,131.85
(vi)	Net gain on modification of financial instruments under amortised cost category	25.85
(I)	<b>Total Revenue from operations</b>	<b>208,711.08</b>
(II)	Other Income	14,181.48
(III)	<b>Total Income (I+II)</b>	<b>222,892.56</b>
<b>2</b>	<b>Expenses</b>	
(i)	Finance Costs	106,264.13
(ii)	Impairment on financial instruments, including write-offs	15,999.94
(iii)	Employee Benefits Expenses	17,418.15
(iv)	Depreciation, amortization and impairment	741.25
(v)	Other expenses	7,494.52
(IV)	<b>Total Expenses</b>	<b>147,917.99</b>
(V)	<b>Profit / (Loss) before tax and share of profit / (loss) of associate (III-IV)</b>	<b>74,974.58</b>
(VI)	<b>Profit / (loss) from associate accounted for using the Equity Method</b>	<b>1,265.11</b>
(VII)	<b>Profit before tax (V+VI)</b>	<b>76,239.69</b>
<b>3</b>	<b>Tax Expense:</b>	
(i)	Current Tax	17,120.00
(ii)	Deferred Tax	(356.77)
(iii)	Tax of earlier years	133.04
(VIII)	<b>Total Tax Expense</b>	<b>16,896.27</b>
(IX)	<b>Profit for the period/year (VII-VIII)</b>	<b>59,343.42</b>
(X)	<b>Other Comprehensive Income</b>	
A (i)	Items that will not be reclassified to profit or loss	
(a)	Remeasurement of defined benefit liabilities/(assets)	11.15
(ii)	Income tax relating to items that will not be reclassified to profit or loss	(2.81)
(iii)	Share of Other Comprehensive Income of an Associate	(20.70)
	<b>Subtotal (A)</b>	<b>(12.36)</b>
B (i)	Items that will be reclassified to profit or loss	
(a)	Cash Flow Hedge (net)	1,283.47
(b)	Fair value of loans carried at FVTOCI	1,365.27
(ii)	Income tax relating to items that will be reclassified to profit or loss	(666.63)
	<b>Subtotal (B)</b>	<b>1,982.10</b>
	<b>Other Comprehensive Income (A+B+C)</b>	<b>1,969.74</b>
(XI)	<b>Total Comprehensive Income for the period (IX+X)</b>	<b>61,313.16</b>
	<b>Profit for the period attributable to:</b>	
	Shareholders of the company	59,343.42
	Non controlling interest	-
	<b>Other Comprehensive Income for the period attributable to:</b>	
	Shareholders of the company	1,969.74
	Non controlling interest	-
	<b>Total Comprehensive Income for the period attributable to:</b>	
	Shareholders of the company	61,313.16
	Non controlling interest	-
(XII)	<b>Earnings per equity share of face value Rs. 10 each (not annualised)</b>	
	Basic (Rs.)	283.02
	Diluted (Rs.)	283.02




Notes:

## 1. Statement of Assets and Liabilities as at March 31, 2022:

Sr. No.	Particulars	As at 31.03.2022 Audited
	<b>ASSETS</b>	
(1)	<b>Financial Assets</b>	
(a)	Cash and cash equivalents	139,962.24
(b)	Bank Balance other than (a) above	43,329.39
(c)	Receivables	
	(i) Trade Receivables	3,691.00
(d)	Loans	1,529,022.10
(e)	Investments	40,341.07
(f)	Other Financial assets	35,781.71
(2)	<b>Non-financial Assets</b>	
(a)	Current tax assets (Net)	550.63
(b)	Deferred tax Assets (Net)	6,419.68
(c)	Investment Property	663.04
(d)	Property, Plant and Equipment	657.35
(e)	Right of use assets	2,353.93
(f)	Other Intangible assets	18.19
(g)	Other non-financial assets	477.45
(h)	Assets held for sale	969.94
	<b>Total Assets</b>	<b>1,804,237.71</b>
	<b>LIABILITIES AND EQUITY</b>	
(1)	<b>Financial Liabilities</b>	
(a)	Derivative financial instruments	505.81
(b)	Trade Payables	
	(i) Trade Payables	-
	(ii) total outstanding dues of micro enterprises and small enterprises	5,093.96
	(iii) total outstanding dues of creditors other than micro enterprises and small enterprises	2,563.65
(c)	Finance Lease Obligation	221,798.63
(d)	Debt Securities	1,094,493.43
(e)	Borrowings (Other than Debt Securities)	105,768.63
(f)	Subordinated Liabilities	94,444.57
(g)	Other financial Liabilities	
(2)	<b>Non-financial liabilities</b>	
(a)	Current tax liabilities (Net)	2,625.38
(b)	Provisions	1,426.60
(c)	Other non-financial liabilities	5,147.99
(3)	<b>Equity</b>	
(a)	Equity Share Capital	2,096.82
(b)	Other Equity	268,272.23
(c)	Non-controlling interest	-
	<b>Total Liabilities and Equity</b>	<b>1,804,237.71</b>



## 2. Statement of Cash Flow for the year ended March 31, 2022

Particulars	As at 31.03.2022
	Audited
<b>Cash Flows from Operating Activities</b>	
Profit before tax	76,239.69
<b>Adjustments for:</b>	
Depreciation, amortization and impairment	741.25
Impairment on financial instruments - loans	10,516.02
Interest expense	106,264.13
Interest on Loans	(187,678.07)
Net gain on derecognition of financial instruments	(12,297.16)
Net (gain)/loss on fair value changes	(631.59)
Net (gain)/loss on Sale of assets	3.05
Profit from associate	(1,265.11)
Interest paid	(121,877.22)
(Gain)/Loss on termination	-
(Gain)/Loss on Modification	(25.85)
Interest received	189,948.25
(Gain)/ Loss on buy back of Debt Securities	-
<b>Operating Profit before Working Capital changes</b>	<b>59,937.38</b>
<b>Changes in Working Capital:</b>	
Adjustments for (increase)/decrease in Other Financial assets	(1,998.33)
Adjustments for (increase)/decrease in Trade Receivables	(635.17)
Adjustments for (increase)/decrease in Other Non Financial assets	(158.39)
Adjustments for (increase)/decrease in Assets held for sale	424.70
Adjustments for (increase)/decrease in Balances with banks - Lien marked	(371.99)
Adjustments for increase/(decrease) in Trade Payables	1,578.12
Adjustments for increase/(decrease) in Other financial liabilities	35,905.69
Adjustments for increase/(decrease) in Other non-financial liabilities	(6,188.11)
Adjustments for increase/(decrease) in Provisions	228.76
<b>Operating Profit after Working Capital changes</b>	<b>88,722.66</b>
<b>Direct Taxes Paid</b>	<b>(16,583.68)</b>
<b>Cash used in Operations</b>	<b>72,138.98</b>
Loans (disbursed) / repaid (net)	(82,082.29)
<b>Net cash generated from/(used in) Operating Activities (A)</b>	<b>(9,943.32)</b>
<b>Cash flow from Investing Activities</b>	
Purchase of fixed assets	(715.84)
Sale of fixed assets	46.44
Fixed deposits placed	(178,449.75)
Fixed deposits matured	179,861.96
Purchase of investments	(2,414,930.00)
Proceeds from sale of investments	2,393,962.32
Proceeds from sale of investment property	-
<b>Net Cash used in Investing Activities (B)</b>	<b>(20,224.86)</b>
<b>Cash flow from Financing Activities</b>	
Dividend paid (including Dividend Distribution Tax)	(6,290.45)
Proceeds from Borrowings	434,184.00
Repayment of Borrowings	(385,179.63)
Proceeds from issue of Debt & Sub-Ordinated Debt Securities	190,045.27
Repayment of Debt & Sub-Ordinated Debt Securities	(103,424.82)
Payment of interest on lease liabilities	(137.82)
Payment of lease liabilities	(298.88)
<b>Net Cash from/(used in) Financing Activities (C)</b>	<b>128,897.66</b>
<b>Net increase in cash and cash equivalents (A+B+C)</b>	<b>98,729.48</b>
Cash and cash equivalents as at the beginning of the year	41,232.76
<b>Cash and cash equivalents as at the end of the year/period</b>	<b>139,962.24</b>



- 3 The above audited financial results of the IIFL Home Finance Ltd ("the Group") have been reviewed by the Audit Committee and subsequently approved by the Board of Directors of the Group at its Meeting held on April 25, 2022 and have been subjected to audit by the statutory auditors of the Group on which the auditors have expressed an unmodified opinion.
- 4 The above consolidated financial results of the Group have been prepared in accordance with and comply in all material aspects with the Indian Accounting Standards ("Ind AS") as prescribed under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015, (as amended).
- 5 The Group'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 Group 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'.
- 6 The outbreak of the COVID-19 pandemic had led to a nation-wide lockdown in April-May 2020. This was followed by localised lockdowns in areas with a significant number of COVID-19 cases. Following the easing of lockdown measures, there was an improvement in economic activity in the second half of fiscal 2021. India experienced a "second wave" of the COVID-19 pandemic in April-May 2021 following the discovery of mutant coronavirus variants, leading to the re-imposition of regional lockdowns. These were gradually lifted as the second wave subsided.

The impact of COVID-19, including changes in customer behaviour and pandemic fears, as well as restrictions on business and individual activities, has led to significant volatility in global and Indian financial markets and a significant decrease in global and local economic activities. The extent to which the COVID-19 pandemic will continue to impact the Group's results will depend on ongoing as well as future developments, which are uncertain, including, among other things, any new information concerning the severity of the COVID-19 pandemic, and any action to contain its spread or mitigate its impact whether government-mandated or elected by us.



- 7 The Indian Parliament has approved the Code on Social Security, 2020, which would impact the contributions by the Group 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 Group 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.
- 8 The Group is regulated by the Reserve Bank of India and the National Housing Bank ("RBI/NHB"). The RBI/NHB periodically issues/amends directions, regulations and/or guidelines (collectively "Regulatory Framework") covering various aspects of the operation of the Company, including those relating to accounting for certain types of transactions. The Regulatory Framework contains specific instructions that need to be followed by the Group in preparing its financial statements. The financial results for the current and previous periods may need to undergo changes in measurement and/or presentation upon receipt of clarifications on the Regulatory Framework or changes thereto.
- 9 In accordance with SEBI Circular dated October 5, 2021, Since the Group does not have corresponding quarterly financial results, the columns for corresponding figures are not presented.
- The Group has prepared and presented Consolidated Financial Results for the first time in FY 2021-22. Hence, previous year comparatives are not available and not presented. Further, amounts appearing in cash flow statement for FY 2021-22 are compiled based on unaudited opening cash and cash equivalents as at April 01, 2021, which is neither audited nor reviewed by statutory auditors.
- 10 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.
- 11 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 Group and outstanding as on March 31, 2022 are fully secured by first pari passu charge created on the receivables of the Group, both present and future, book debts, loans and advances and current assets of the Group and specified immovable property. Accordingly, the Group is maintaining asset cover of 1x or such higher asset cover required as per the terms of offer document/Information Memorandum.
- 12 The Board of Directors declared interim dividend of Rs. 30 (face value Rs. 10 each) per equity share on January 25, 2022. The record date for the payment was January 27, 2022 and the same was paid on January 28, 2022
- 13 During the year ended March 31, 2022, the company has raised Rs. 65,582.31 lakhs from issue of Unsecured, Redeemable Non Convertible Debentures (Tranche I), and Rs. 40,439 lakhs from the issue of Secured, Redeemable Non-Convertible Debentures (Tranche II) via public issue.

By order of the Board  
For IIFL Home Finance Limited



Date: 25-Apr-22

Place: Gurugram

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



Sr no.	Ratio	For the year ended 31.03.2022
a	Omitted	Omitted
b	Omitted	Omitted
c	Debt-equity ratio	5.26
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	270,369.04
k	Net profit after tax	59,343.42
l	Earnings per share (not annualised)	
	a. Basic	283.02
	b. Diluted	283.02
m	Current ratio	Not Applicable
n	Long term debt to working capital	Not Applicable
o	Bad debts to Account receivable ratio (not annualised)	0.35%
p	Current liability ratio	Not Applicable
q	Total debts to total assets	78.82%
r	Debtors turnover	Not Applicable
s	Inventory turnover	Not Applicable
t	Operating margin (%)	Not Applicable
u	Net profit margin (%)	26.62%
v	Sector specific equivalent ratios, as applicable.	
	a. Stage 3 Ratio	2.10%
	b. Provision Coverage ratio	37.59%

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






**Initial Disclosure as a Large Corporate Entity - Annexure A**

Sr. No.	Particulars	Details
1	Name of the Company	IIFL Home Finance Limited
2	CIN	U65993MH2006PLC166475
3	Outstanding Borrowing of the Company (As on March 31, 2022) in Rs. Cr	Rs.14,220.61 Cr
4	Highest Credit Rating during the previous FY along with the name of the Credit Rating Agency	BWR AA+/Negative by Brickwork Ratings India Private Limited
5	Name of the Stock Exchange in which fine shall be paid in case of shortfall in the required borrowing under the Framework	National Stock Exchange of India Ltd.

We confirm that we are a Large Corporate Entity as per the applicability criteria given under the SEBI circular SEBI/HO/DDHS/CIR/P/2018/144 dated November 26, 2018.

\*The outstanding borrowing of the Company as on March 31, 2022 is on provisional and unaudited basis.




Ajay Jaiswal  
 Designation: Company Secretary  
 Contact Details: 8588833639  
 Date: April 25, 2022




Amit Gupta  
 Designation: Chief Financial Officer  
 Contact Details: 9810101294  
 Date: April 25, 2022

**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>

**Annual Disclosure to be made by an entity identified as a LC - Annexure B1**

Sr. No.	Particulars	Details
1	Name of the Company	IIFL Home Finance Limited
2	CIN	U65993MH2006PLC166475
3	Report filed for FY	2021-22
4	Details of the borrowings (all figures in Rs crore)	<b>Rs. in Crore</b>
	i. Incremental borrowing done in FY (a)*	Rs. 6,249.07 Cr
	ii. Mandatory borrowing to be done through issuance of debt securities (b) = (25% of a)	Rs. 1,562.27 Cr
	iii. Actual borrowings done through debt securities in FY (c)	Rs. 1,825.23 Cr
	iv. Shortfall in the mandatory borrowing through debt securities, if any (d) = (b) - (c) {If the calculated value is zero or negative, write "nil"}	Nil
	v. Reasons for short fall, if any, in mandatory borrowings through debt securities	NA

\*the details of incremental borrowings are on provisional and unaudited basis


  
 Ajay Jaiswal  
 Designation: Company Secretary  
 Contact Details: 8588833639  
 Date: April 25, 2022


  
 Amit Gupta  
 Designation: Chief Financial Officer  
 Contact Details: 9810101294  
 Date: April 25, 2022

**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>

**Annual Disclosure to be made by an entity identified as a LC - Annexure B2**

Sr. No.	Particulars	Details
1.	Name of the Company	IIFL Home Finance Limited
2.	CIN	U65993MH2006PLC166475
3.	Report filed for FY	2021-22
4.	<b>Details of the Current block (all figures in Rs. crore):</b>	
	<b>Particulars</b>	<b>Details</b>
	i. 2-years block period (specify financial years)	2021-22 and 2022-23
	ii. Incremental borrowing done in FY	Rs. 6,249.07 Cr
	iii. Mandatory borrowing to be done through debt securities in FY (T) (b) = (25% of a)	Rs. 1,562.27 Cr
	iv. Actual borrowing done through debt securities in FY (T) (c)	Rs. 1,825.23 Cr
	v. Shortfall in the borrowing through debt securities, if any, for FY (T-1) carried forward to FY (T). (d)	Nil
	vi. Quantum of (d), which has been met from (c) (e)	Nil
	vii. Shortfall, if any, in the mandatory borrowing through debt securities for FY (T) {after adjusting for any shortfall in borrowing for FY (T-1) which was carried forward to FY (T)} (f) = (b) - [(c) - (e)] {If the calculated value is zero or negative, write "nil"}	Nil
5.	<b>Details of penalty to be paid, if any, in respect to previous block (all figures in Rs crore):</b>	
	<b>Particulars</b>	<b>Details</b>
	i. 2-year Block period (Specify financial years)	2021-22 and 2022-23

**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>

	ii. Amount of fine to be paid for the block, if applicable Fine = 0.2% of {(d)-(e)}#	Nil
--	---	-----

\*the details of borrowings are on provisional and unaudited basis



Ajay Jaiswal  
Designation: Company Secretary  
Contact Details: 8588833639  
Date: April 25, 2022



Amit Gupta  
Designation: Chief Financial Officer  
Contact Details: 9810101294  
Date: April 25, 2022

**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>

Realized Party Disclosure for Half Year from 1st October 2021 to 31st March 2022

										Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.							
S. No	Details of the party (listed entity/subsidiary) entering into the transaction		Details of the counterparty			Value of the related party transaction as approved by the audit committee (see Note 6a)	Value of transaction during the reporting period (see Note 6b)	In case monies are due to either party as a result of the transaction (see Note 7)		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments							
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary			Type of related party transaction (see Note 5)	Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost (see Note 7)	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured
1	IIFL Home Finance Limited	AABC16154K	IIFL Securities Limited	AAAC17397D	Group Company	Interest Expense	#	33.07									
2	IIFL Home Finance Limited	AABC16154K	IIFL Securities Limited	AAAC17397D	Group Company	Arranger fees	3,200.00	559.82									
3	IIFL Home Finance Limited	AABC16154K	IIFL Securities Limited	AAAC17397D	Group Company	Allocation / Reimbursement of expenses Paid	1,000.00	230.49									
4	IIFL Home Finance Limited	AABC16154K	IIFL Securities Limited	AAAC17397D	Group Company	Allocation / Reimbursement of expenses Paid Others	1,000.00	11.03	(77.63)	(0.05)							
5	IIFL Home Finance Limited	AABC16154K	IIFL Securities Limited	AAAC17397D	Group Company	Allocation / Reimbursement of expenses Received	1,000.00	20.11									
6	IIFL Home Finance Limited	AABC16154K	IIFL Securities Limited	AAAC17397D	Group Company	Allocation / Reimbursement of expenses Received Others	1,000.00	16.19									
7	IIFL Home Finance Limited	AABC16154K	IIFL Finance Limited	AAAC10745G	Holding Company	Purchase of Investment	15,000.00	14,400.00									
8	IIFL Home Finance Limited	AABC16154K	IIFL Finance Limited	AAAC10745G	Holding Company	Interim Dividend Paid	Board Approved	6,290.45									
9	IIFL Home Finance Limited	AABC16154K	IIFL Finance Limited	AAAC10745G	Holding Company	Payment of assignment transactions	15,000.00	4,412.80									
10	IIFL Home Finance Limited	AABC16154K	IIFL Finance Limited	AAAC10745G	Holding Company	Service Fees Income for Mortgage Portfolio	200.00	109.68									
11	IIFL Home Finance Limited	AABC16154K	IIFL Finance Limited	AAAC10745G	Holding Company	Interest Expense	#	871.27									
12	IIFL Home Finance Limited	AABC16154K	IIFL Finance Limited	AAAC10745G	Holding Company	Arranger fees	200.00	0.89									
13	IIFL Home Finance Limited	AABC16154K	IIFL Finance Limited	AAAC10745G	Holding Company	Allocation / Reimbursement of expenses Paid	1,000.00	265.92	(75.42)	(13.20)							
14	IIFL Home Finance Limited	AABC16154K	IIFL Finance Limited	AAAC10745G	Holding Company	Allocation / Reimbursement of expenses Paid Others	1,000.00	71.06									
15	IIFL Home Finance Limited	AABC16154K	IIFL Finance Limited	AAAC10745G	Holding Company	Allocation / Reimbursement of expenses Received	1,000.00	29.64									
16	IIFL Home Finance Limited	AABC16154K	IIFL Finance Limited	AAAC10745G	Holding Company	Allocation / Reimbursement of expenses Received Others	1,000.00	13.86									
17	IIFL Home Finance Limited	AABC16154K	IIFL Facilities Services Limited	AAAC18418A	Group Company	Allocation / Reimbursement of expenses Paid	1,000.00	36.94	(9.44)	(7.31)							
18	IIFL Home Finance Limited	AABC16154K	5paisa Capital Limited	AAAC17142M	Group Company	Allocation / Reimbursement of expenses Paid Others	1,000.00	4.54									
19	IIFL Home Finance Limited	AABC16154K	5paisa Capital Limited	AAAC17142M	Group Company	Allocation / Reimbursement of expenses Received	1,000.00	0.02	(4.37)	(0.56)							
20	IIFL Home Finance Limited	AABC16154K	5paisa Capital Limited	AAAC17142M	Group Company	Allocation / Reimbursement of expenses Received Others	1,000.00	2.44									
21	IIFL Home Finance Limited	AABC16154K	IIFL Management Services Limited	AAAC18058H	Group Company	Interest Expense	#	16.00									
22	IIFL Home Finance Limited	AABC16154K	IIFL Management Services Limited	AAAC18058H	Group Company	Allocation / Reimbursement of expenses Paid	1,000.00	1.63									
23	IIFL Home Finance Limited	AABC16154K	IIFL Management Services Limited	AAAC18058H	Group Company	Allocation / Reimbursement of expenses Paid Others	1,000.00	0.00	(0.47)	0.48							
24	IIFL Home Finance Limited	AABC16154K	IIFL Management Services Limited	AAAC18058H	Group Company	Allocation / Reimbursement of expenses Received	1,000.00	0.05									
25	IIFL Home Finance Limited	AABC16154K	IIFL Management Services Limited	AAAC18058H	Group Company	Allocation / Reimbursement of expenses Received Others	1,000.00	0.41									
26	IIFL Home Finance Limited	AABC16154K	IIFL Insurance Brokers Limited	AAAC15762M	Group Company	Allocation / Reimbursement of expenses Paid Others	1,000.00	0.08	(0.96)	1.82							
27	IIFL Home Finance Limited	AABC16154K	IIFL Insurance Brokers Limited	AAAC15762M	Group Company	Allocation / Reimbursement of expenses Received Others	1,000.00	1.63									
28	IIFL Home Finance Limited	AABC16154K	Livlong Protection & Wellness Solutions Limited	AAAC17251H	Group Company	Allocation / Reimbursement of expenses Received Others	1,000.00	0.77	-	0.91							
29	IIFL Home Finance Limited	AABC16154K	India Infoline Foundation	AAAC14943C	Group Company	CSR Expenses	1,100.00	207.00	-	303.00							
30	IIFL Home Finance Limited	AABC16154K	IIFL Sales Limited	AAGC13320T	Subsidiary	Interest Income	#	1.33									
31	IIFL Home Finance Limited	AABC16154K	IIFL Sales Limited	AAGC13320T	Subsidiary	Arranger fees	300.00	102.98									
32	IIFL Home Finance Limited	AABC16154K	IIFL Sales Limited	AAGC13320T	Subsidiary	Allocation / Reimbursement of expenses Paid Others	100.00	0.57	-	(43.98)							
33	IIFL Home Finance Limited	AABC16154K	IIFL Sales Limited	AAGC13320T	Subsidiary	Allocation / Reimbursement of expenses Received	100.00	11.20									
34	IIFL Home Finance Limited	AABC16154K	IIFL Sales Limited	AAGC13320T	Subsidiary	Allocation / Reimbursement of expenses Received Others	100.00	10.05									
35	IIFL Home Finance Limited	AABC16154K	IIFL Wealth Distribution Services Limited	AAACF2837R	Group Company	Arranger fees	750.00	16.01	-	(18.10)							
36	IIFL Home Finance Limited	AABC16154K	Samasta Microfinance Limited	AAACC4577H	Associate	Investment in Equity share	Board Approved	2,500.00	-	-							unsecured
37	IIFL Home Finance Limited	AABC16154K	IIFL Sales Limited	AAGC13320T	Subsidiary	Investment in Equity share	Board Approved	5.00	-	-							unsecured
38	IIFL Home Finance Limited	AABC16154K	IIFL Sales Limited	AAGC13320T	Subsidiary	ICD Given	1,000.00	198.42	-	-							unsecured
39	IIFL Home Finance Limited	AABC16154K	IIFL Finance Limited	AAAC10745G	Holding Company	ICD Taken	1,00,000.00*	102,500.00	-	-							unsecured
40	IIFL Home Finance Limited	AABC16154K	IIFL Wealth Management Limited		Group Company				(0.15)	-							

\* ICD limit outstanding at any point of time.  
# Interest in respect of ICD & NCD's

