



Annexure I: DISCLOSURES TO BE PROVIDED ALONG WITH THE APPLICATION FOR LISTING

PROPOSED ISSUE REFERENCE: ABHFL/2022-23/CP016

Issuer Details

1.1. Details of Issuer:

i.

Name	Aditya Birla Housing Finance Limited (ABHFL)
Address	Corporate Office: One World Center, Tower 1, 18 th Floor, 841, Jupiter Mill Compound, Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013 Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
CIN	U65922GJ2009PLC083779
PAN	AABCL6440R

ii. Line of Business: Housing Finance Company (HFC)

iii. Chief Executive (Managing Director / President/ CEO / CFO)

MD & CEO	Mr. Pankaj Gadgil [#]
CFO	Mr. Ashish Damani

[#] Appointed as Chief Executive Officer (CEO) with effect from August 18, 2022 and appointed as Managing Director (MD) with effect from September 23, 2022.

iv. Group affiliation (if any): Aditya Birla Group

Aditya Birla Housing Finance Limited

One World Center, Tower 1, 9th Floor, 841, Jupiter Mill Compound,

Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.

+91 22 6279 9505 | Toll-free number 1800-270-7000

care.housingfinance@adityabirlacapital.com | <https://homefinance.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,

Gujarat -362 266

CIN: U65922GJ2009PLC083779



1.2. Details of Directors: (as on date)

Name, Designation and DIN	Age (years)	Director since	Address	List of other Directorships
Mr. Pankaj Gadgil <i>Designation:</i> Managing Director <i>DIN:</i> 08521239	49	September 23, 2022	B2103, 21st Floor, Lake Lucerne, Lucerne (ABCD), Chandivali Lake, Adi Shankaracharya Marg, Powai, Mumbai - 400076	None
Ms. Vishakha Mulye <i>Designation:</i> Non-Executive Director <i>DIN:</i> 00203578	53	October 13, 2022	A-303, Atria, Akruiti Niharika Complex, Prof.N.S.Phadke Marg, Andheri East, Mumbai - 400069	1. Aditya Birla Capital Limited (CEO) 2. Aditya Birla ARC Limited 3. Aditya Birla Health Insurance Company Limited 4. Aditya Birla Sun Life Insurance Company Limited 5. Aditya Birla Sun Life AMC Limited 6. Aditya Birla Management Corporation Private Limited 7. Aditya Birla Capital Foundation 8. Aditya Birla Finance Limited 9. NPCI International Payments Limited 10. Tuksai Agri Partners (Partner)
Mr. Rakesh Singh <i>Designation:</i> Non-Executive Director <i>DIN:</i> 07006067	54	October 8, 2014	C-3501, Lodha Bellissimo, N.M. Joshi Marg, Lower Parel, Mumbai 400011	1. Aditya Birla Finance Limited 2. Narsee Monjee Institute of Management Studies 3. London Education Management Consultants (LEDMAC Ltd.)
Mr. V Chandrasekaran <i>Designation:</i> Independent Director <i>DIN:</i> 03126243	63	June 28, 2018	2207/ Veronica Building No 4, Vasant Oasis, Makhwana Road, Off Andheri Kurla Road, Andheri East Mumbai 400093	1. Tamilnadu Newsprint & Papers Limited 2. Care Ratings Limited 3. Aditya Birla Renewables SPV 1 Ltd 4. Life Insurance Corporation (International) B S C Bahrain 5. TATA Investment Corporation Limited 6. Aseem Infrastructure Finance Limited 7. Waacox Energy Private Limited 8. Grasim Industries Limited

<p>Mrs. Anita Ramachandran</p> <p><i>Designation:</i> Independent Director</p> <p><i>DIN:</i> 00118188</p>	65	March 31, 2015	2401-2402, A wing, Raheja Atlantis, Ganpat Rao Kadam Marg, Lower Parel Mumbai 400013 MH IN	<ol style="list-style-type: none"> 1. Godrej & Boyce Manufacturing Co. Ltd 2. Kotak Mahindra Life Insurance Co. Ltd. 3. FSN Ecommerce Ventures Ltd. 4. Dignity Foundation (Trustee) 5. Cerebrus Consultants Private Ltd. 6. Grasim Industries Ltd. 7. Metropolis Healthcare Ltd. 8. Happiest Minds Technologies Ltd. 9. Nykaa Foundation 10. Ujjivan Small Finance Bank Ltd. 11. Blue Star Limited 12. Aragen Life Science Private Limited
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NOTE: Mr. Ajay Srinivasan, Non-Executive Non-Independent Director of the Company, resigned from his position w.e.f. July 25, 2022.

**1.3. Details of change in directors in last three financial years including any change in the current year:
(as on September 30, 2022)**

Name, designation and DIN	Date of appointment / resignation	Date of cessation (in case of resignation)	Remarks (viz. reasons for change etc.)
Mr. Pankaj Gadgil <i>Designation:</i> Managing Director DIN: 08521239	September 23, 2022	--	Appointed as Managing Director
Ms. Vishakha Mulye <i>Designation:</i> Additional Director DIN: 00203578	October 13, 2022	October 21, 2022	Appointed as an Additional Director
Ms. Vishakha Mulye <i>Designation:</i> Director DIN: 00203578	October 21, 2022	--	Appointed as an Director

**1.4. List of top 10 holders of equity shares of the company as on date & the latest quarter end i.e.,
September 30, 2022:**

Sr. No	Name and category of shareholder	Total no. of Equity Shares	No. of Equity Shares held in Demat form	Total shareholding as % of total no of Equity Shares
1.	Aditya Birla Capital Limited (Aditya Birla Capital Limited holds 100% shareholding along with its 14 nominees)	50,11,97,682	50,11,97,668	100
	Total	50,11,97,682	50,11,97,668	100

1.5. Details of Statutory Auditor: (as on September 30, 2022)

Name and address	Date of Appointment	Remarks
kkc & associates llp Chartered Accountants (formerly Khimji Kunverji & Co LLP) Address: Level 19, Sunshine Tower, Senapati Bapat Marg Elphinstone Road, Mumbai 400013.	August 02, 2021	Auditors have been appointed for a continuous period of 3 years from FY 2021-22.

1.6. Details of the change in statutory auditors in last three financial years including any change in the current year:

Name and address	Date of Appointment	Remarks
<p>kkc & associates llp Chartered Accountants (formerly Khimji Kunverji & Co LLP) Address: Level 19, Sunshine Tower, Senapati Bapat Marg, Elphinstone Road, Mumbai 400013</p>	August 02, 2021	Shareholders of the Company at the 12 th Annual General Meeting (AGM) held on August 02, 2021 had approved the appointment of M/s Khimji Kunverji and Co LLP, Chartered Accountants (Firm Registration Number: 105146W/W100621), as the Statutory Auditors of the Company for continuous period of 3 (three) years from the conclusion from the conclusion of 12 th (Twelfth) AGM till the conclusion of the 15 th (Fifteenth) AGM.
<p>Deloitte Haskins & Sells LLP Address: Indiabulls Finance Center, Tower 3, 32nd Floor, Senapati Bapat Marg Elphinstone (W), Mumbai 400 013</p>	August 26, 2016	Deloitte have completed their five-year term.

1.7. List of top 10 debt securities holders (as on September 30, 2022):

Sr No	Name of holder	Category	Face value (in Rs.)	Holding of debt securities as a % of total debt securities outstanding of the issuer	Amount Rs. crore
1	ICICI PRU MF	Mutual Fund	Rs. 10,00,000	26%	490.00
2	BANK OF INDIA	Bank		18%	350.00
3	Aditya Birla Sun Life Mutual Fund	Mutual Fund		13%	250.00
4	State Bank of India	Bank		13%	250.00
5	CENTRAL BANK OF INDIA	Bank		5%	100.00
6	KOTAK MF	Mutual Fund		5%	100.00
7	United India Insurance Company Limited	Insurance		3%	50.00
8	The Provident Fund Trust For The Employees Of Indian Oil Corporation Ltd (MD)	Trust		2%	35.00
9	United India Insurance Company Limited Employees Provident Fund	Provident Fund		2%	35.00
10	SITARAM JINDAL FOUNDATION	Trust		2%	33.00
				89%	1,693.00

1.8. List of top 10 CP holders (as on September 30, 2022):

Sr. No.	Name of CP holder	Category of CP holder	Face value of CP holding (Rs.)	CP holding % as a % of total CP outstanding of the issuer	Amount (Rs. crs)
1	HDFC MF	Mutual Fund	5,00,000	57%	200.00
2	HSBC MF	Mutual Fund	5,00,000	29%	100.00
3	Axis MF	Mutual Fund	5,00,000	14%	50.00
	Total			100%	350.00

2. Material Information

- 2.1. Details of all default/s and/or delay in payments of interest and principal of CPs, (including technical delay), debt securities, term loans, external commercial borrowings and other financial indebtedness including corporate guarantee issued in the past 5 financial years including in the current financial year. **Nil**
- 2.2. Ongoing and/or outstanding material litigation and regulatory strictures, if any:
All the pending litigations by and against the Company are in the ordinary course of business.
- 2.3. Any material event/ development having implications on the financials/credit quality including any material regulatory proceedings against the Issuer/promoters, tax litigations resulting in material liabilities, corporate restructuring event which may affect the issue or the investor's decision to invest / continue to invest in the CP. - **None**

3. Details of borrowings of the company, as on the latest quarter ended September 30, 2022:

- 3.1. a. Secured Non-Convertible Debentures as on **September 30, 2022**
- b. Unsecured Non-Convertible Debentures as on **September 30, 2022**
- c. Commercial Paper as on **September 30, 2022**

Refer Borrowing Exhibit A attached

- 3.2. Details of secured/ unsecured loan facilities/ bank fund-based facilities/ rest of the borrowing, if any, including hybrid debt like foreign currency convertible bonds (FCCB), optionally convertible debentures / preference shares from banks or financial institutions or financial creditors, as on last quarter ended **September 30, 2022:**

Refer Borrowing Exhibit B attached

- 3.3. The amount of corporate guarantee or letter of comfort issued by the issuer along with name of the counterparty (like name of the subsidiary, JV entity, group company, etc.) on behalf of whom it has been issued, contingent liability including debt service reserve account (DSRA) guarantees/ any put option etc. **Nil**

4. Issue Information (Refer below details)

Details of current tranche including ISIN, amount, date of issue, maturity, all credit ratings including unaccepted ratings, date of rating, name of credit rating agency, its validity period (details of credit rating letter issued not older than one month on the date of opening of the issue), declaration that the rating is valid as at the date of issuance and listing, details of issuing and paying agent and other conditions, if any.

DATE OF ISSUE	December 29,2022	ISSUE REFERENCE: ABHFL/2022-23/CP016			
CREDIT RATING AGENCY (CRA) FOR CP	CRA-1	CRA-2			
CREDIT RATING	A1+	A1+			
ISSUED BY	ICRA Limited	India Ratings& Research Private Limited			
DATE OF RATING	December 02, 2022	December 01, 2022			
VALIDITY FOR ISSUANCE	3 Months	1 Month			
VALIDITY PERIOD OF RATING	December 29, 2023	December 29, 2023			
FOR AMOUNT	₹ 1,500 Crs.	₹ 1,500 Crs.			
CONDITIONS (if any)	STANDALONE	STANDALONE			
Rating Declaration	The rating is valid as at the date of issuance and listing.				
EXACT PURPOSE OF ISSUE OF CP	Working Capital Purpose / On Lending / Repayment of Debt (Term Loans / NCD's / CPs / CC / WCDL etc.)				
CREDIT SUPPORT (if any)	No				
DESCRIPTION OF INSTRUMENT	Commercial Paper				
AMOUNT (Discounted)	INR 98,47,25,000/- (INR Rupees Ninety-Eight Crores Forty-Seven Lacs Twenty-Five Thousand Only)				
ISSUED BY	ADITYA BIRLA HOUSING FINANCE LIMITED				
IN FAVOUR OF	-				
NET WORTH OF THE GUARANTOR COMPANY	NA				
NAMES OF COMPANIES TO WHICH THE GUARANTOR HAS ISSUED SIMILAR GUARANTEE	NA				
EXTENT OF THE GUARANTEE OFFERED BY THE GUARANTOR COMPANY	NA				
CONDITIONS UNDER WHICH THE GUARANTEE WILL BE INVOKED	NA				
ISSUING AND PAYING AGENT	HDFC Bank Ltd. Treasury Operations (TROPs), Lodha - I Think Techno Campus, Building - Alpha, 4th Floor - Office Near Kanjur Marg Railway Station, Kanjur Marg (E) Mumbai - 400 042.				
ISIN	Issue Amount	Maturity Date	Current Credit Rating	Validity period of rating	CRA
INE831R14CLO	₹ 100 Crore	March 20, 2023	A1+	December 29, 2023	ICRA Limited
			A1+	December 29, 2023	India Ratings and Research Private Limited.

4.2 CP borrowing limit, supporting board resolution for CP borrowing, details of CP issued during the last 15 months:

The Board of Directors had approved CP borrowing limit of ₹ 4,000 crore, the same is attached as **Exhibit C**. The details of CP issued during the last 15 months is attached as **Exhibit D**.

4.3. End-use of funds:

Working Capital Purpose / On Lending / Repayment of Debt (Term Loans / NCD's / CPs / CC / WC DL etc.)

4.4. Credit Support/enhancement (if any): None

4.5. "Where an issue is made by an issuer who has been in existence for less than three years, a disclosure that the issue is open for subscription only to Qualified Institutional Buyers." - NA

5 Financial Information:

5.1 Audited / Limited review half yearly consolidated (wherever available) and standalone financial information (Profit & Loss statement, Balance Sheet and Cash Flow statement) along with auditor qualifications, if any, for last three years along with latest available financial results, if the issuer has been in existence for a period of three years and above

Last 3 Years Financials

[-https://homefinance.adityabirlacapital.com/toolsandknowledge/financial-reports](https://homefinance.adityabirlacapital.com/toolsandknowledge/financial-reports)

In case an issuer is required to prepare financial results for the purpose of consolidated financial results in terms of Regulation 33 of SEBI LODR Regulations, latest available quarterly financial results shall be filed:

5.2 Latest audited financials should not be older than six months from the date of application for listing.

5.3 Provided that listed issuers (who have already listed their specified securities and/or 'Non-convertible Debt Securities' (NCDs) and/or 'Non-Convertible Redeemable Preference Shares' (NCRPS)) who are in compliance with SEBI (Listing obligations and disclosure requirements) Regulations 2015 (hereinafter "SEBI LODR Regulations"), and/or issuers (who have outstanding listed Commercial Paper (CPs)) who are in compliance with Annexure II of CP Circular may file unaudited financials with limited review for the stub period in the current financial year, subject to making necessary disclosures in this regard including risk factors.

5.4 The un-audited financial results along with Limited Review Report for the quarter ended September 30,2022 as Exhibit E.

The Audited financial results along with the audit report for the year ended March 31,2022 as Exhibit E.

[-https://homefinance.adityabirlacapital.com/toolsandknowledge/financial-reports](https://homefinance.adityabirlacapital.com/toolsandknowledge/financial-reports)

6 Asset Liability Management (ALM) Disclosures:

- 6.1. NBFCs seeking to list their CPs shall make disclosures as specified for NBFCs in SEBI Circular nos. CIR/IMD/DF/ 12 /2014, dated June 17,2014 and CIR/IMD/DF/ 6 /2015, dated September 15, 2015, as revised from time to time. Further, “Total assets under management”, under para 1.a. of Annexure I of CIR/IMD/DF/ 6 /2015, dated September 15,2015 shall also include details of off-balance sheet assets. **Not Applicable**
- 6.2. HFCs shall make disclosures as specified for NBFCs in SEBI Circular no. CIR/IMD/DF/ 6 /2015, dated September 15, 2015, as revised from time to time with appropriate modifications viz. retail housing loan, loan against property, wholesale loan - developer and others. The above disclosures are attached as **Exhibit F**

For Aditya Birla Housing Finance Limited

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Authorised Signatories

Date : December 29, 2022

Place : Mumbai

Outstanding Borrowings as on September 30, 2022

Mode of Borrowing	INR crore*	% Mode
Secured Borrowings	10,040	94%
Unsecured Borrowings	675	6%
Total	10,715	100%

* The aforesaid are unaudited figures outstanding at face value.

Secured Non Convertible Debentures Outstanding as on September 30, 2022

Security: The Secured Non Convertible Debentures are Secured by first ranking pari-passu charge over the receivables of the Company held by a common Debenture Trustee acting on behalf of all lenders and as per Debenture Trust Deed dated September 21, 2015 and DTD dated 25th June, 2021

Sr. No.	Series	ISIN	Tenor / Period of Maturity (Days)	Coupon	Amount outstanding (INR crore)	Date of Allotment	Redemption/ Maturity Date	Credit Rating
1	ABHFL NCD A1 - FY 2015-16	INE831R07011	3,650	8.95%	20.00	22-Mar-2016	20-Mar-2026	IND AAA/Stable & ICRA AAA Stable
2	ABHFL NCD K1 FY 2019-2020	INE831R07268	1,096	(1st Coupon: 5.26% + 250 bps = 7.76% Benchmark 12 Month T-Bill + 250 bps spread Reset on yearly basis with fixed spread of 250 bps)	25.00	17-Feb-2020	17-Feb-2023	
3	ABHFL NCD A1 FY 2020-2021	INE831R07276	1,125	8.00 % p.a.	400.00	17-Apr-2020	17-May-2023	
4	ABHFL NCD F1 FY 2020-2021	INE831R07284	1,092	6.05%	50.00	11-Sep-2020	8-Sep-2023	
5	ABHFL NCD L1 FY 2020-2021	INE831R07292	1,093	Coupon rate of 5.99% p.a. The Initial fixing for first Coupon is set as the average rate of 3Month T-bill (FBIL Benchmark) from date February 25, 2021 to March 10, 2021 i.e. 3.24% plus 275 bps (spread) to arrive at a Initial coupon rate of 5.99%.(275 bps spread over Benchmark), Benchmark to be Reset on quarterly basis. Coupon payable annually and on maturity	250.00	18-Mar-2021	15-Mar-2024	
6	ABHFL NCD D1 FY 2021-22	INE831R07300	1,096	3 Month T-bill (FBIL Benchmark) yield shall be taken as Average closing yield of previous 10 working days (rounding to 2 decimal), Quarterly reset of Coupon maintaining spread of 156 bps over Benchmark - The Initial fixing for first Coupon is set as the average rate of 3 Month T-bill (FBIL Benchmark) from date June24, 2021 to July 7, 2021 i.e. 3.41% plus 156 bps (spread) to arrive at a Initial Coupon rate of 4.97% p.a.	250.00	16-Jul-2021	16-Jul-2024	
7	ABHFL NCD J1 FY 2021-2022	INE831R07318	1,824	6.70%	250.00	24-Jan-2022	22-Jan-2027	
8	ABHFL NCD L1 FY 2021-2022	INE831R07326	1,096	3 Month T-bill (FBIL Benchmark) yield shall be taken as Average closing yield of previous 10 working days (rounding to 2 decimal) before the Coupon Reset date (data source would be FBIL). Quarterly reset of Coupon maintaining spread of 181 bps over Benchmark The Initial fixing for first Coupon is set as the average rate of 3Month T-bill (FBIL Benchmark) from date February 24, 2022 to March 10, 2022 i.e. 3.76% plus 181 bps (spread) to arrive at a Initial Coupon rate of 5.57% p.a.	340.00	21-Mar-2022	21-Mar-2025	
Total					1,585.00			

Unsecured Sub-Debt Tier II Non Convertible Debentures Outstanding as on September 30, 2022

Security: Nil as these are Unsecured Non Convertible Debentures Sub-Debt Tier II Instruments

Sr. No.	Series	ISIN	Tenor/ Period of Maturity (Days)	Coupon	Amount outstanding (INR crore)	Date of Allotment	Redemption Date	Latest Credit Rating
1	ABHFL Sub Debt Series 'SD1' FY 2016-17	INE831R08019	3651	9.10%	15.00	4-Jul-2016	3-Jul-2026	IND AAA/Stable & ICRA AAA Stable
2	ABHFL Sub Debt Series 'SD2' FY 2016-17	INE831R08027	3652	9.10%	10.00	7-Jul-2016	7-Jul-2026	
3	ABHFL Sub Debt Series 'SD3' FY 2016-17	INE831R08035	3652	9.10%	15.00	13-Jul-2016	13-Jul-2026	
4	ABHFL Sub Debt Series 'SD4' FY 2016-17	INE831R08043	3650	8.99%	25.00	26-Jul-2016	24-Jul-2026	
5	ABHFL Sub Debt Series 'SD B1' FY 2017-18	INE831R08050	3649	8.50%	60.00	17-May-2017	14-May-2027	
6	ABHFL Sub Debt Series 'SD C1' FY 2017-18	INE831R08068	3652	8.50%	75.00	1-Jun-2017	1-Jun-2027	
7	ABHFL Sub Debt Series 'SD C1' FY 2019-20	INE831R08076	3651	8.94%	50.00	10-Jun-2019	8-Jun-2029	
8	ABHFL Sub Debt Series 'SD J1' FY 2020-21	INE831R08084	3652	7.43%	75.00	15-Jan-2021	15-Jan-2031	
					325.00			

IPA Bank	HDFC Bank Ltd	
Rating Agency	ICRA	India Ratings
Rating Assigned	A1+	A1+
RTA	LINK INTIME PVT LTD	

Sr. No.	Series	ISIN	Tenor / Days	Rate % p.a.	Amount Issued & O/s. (INR crore)	Allotment Date	Redemption Date
1	ABHFL/2022-23/CP011	INE831R14CI6	91	5.86%	200.00	10-Aug-22	9-Nov-22
2	ABHFL/2022-23/CP012	INE831R14CJ4	65	5.95%	100.00	24-Aug-22	28-Oct-22
3	ABHFL/2022-23/CP013	INE831R14CJ4	65	5.95%	50.00	24-Aug-22	28-Oct-22
	Total				350.00		

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Security: Secured by first ranking pari-passu charge over the receivables of the Company held by a common Security Trustee acting on behalf of all lenders

Classification: All loans below are classified as Standard

Rating Agency	ICRA Ltd	India Rating & Research Private Limited	
Rating Assigned	Short Term [ICRA] A1 + Long Term [ICRA] AAA/Stable	IND AAA/Stable	
Term Loans as on	September 30, 2022 (INR crore)		
Bank Name	Amount Sanctioned	Principal Amount Outstanding	Repayment Date / Schedule
Bank of Baroda	200.00	200.00	Installment maturing on Jul 31, 2023
	108.35	108.35	Repayable in 18 quarterly installments commencing from Feb 28, 2022 and maturing on May 28, 2026
Bank of India	250.00	250.00	Installment maturing on Sep 06, 2023
	250.00	250.00	Maturing on Sep. 24, 2025
	250.00	250.00	Two equal annual installments starting Dec 31, 2025 and maturing Dec 31 2026 from date of first drawdown
Canara Bank	62.50	62.50	Maturing Sep. 6,2023 (erstwhile Syndicate Bank)
	62.50	62.50	Maturing Sep. 6,2023 (erstwhile Syndicate Bank)
	300.00	300.00	Two equal annual installments starting September 17, 2024 and maturing September 17, 2025 from date of first drawdown
Federal Bank	300.00	300.00	At end of 2nd year from date of first drawdown Rs. 50 crore, At end of 3rd year Rs. 100 crore and at end of 4th year Rs. 150 crore i.e. final maturity December 30, 2024
HDFC	210.00	210.00	Twenty quarterly installments starting June 5, 2021 up to March 5, 2026
IndusInd Bank	200.00	200.00	Repayable in 4 semi annually installments on 42nd, 48th, 54th and 60th month from disbursement of each tranche
Karnataka Bank	200.00	200.00	Half Yearly installments starting from Sep 30, 2023 and ending at Mar 30, 2027
Punjab National Bank	250.00	250.00	Two Equal Annual Installments starting February 28, 2024 maturing on February 28, 2025
	66.67	66.67	Annual installments till June 26, 2024
	300.00	150.00	9 Equal Half-yearly Installments starting June 30, 2023 and maturing on June 27, 2027
	175.00	175.00	Annual installments till Sep 27, 2024

Bank Name	Amount Sanctioned	Principal Amount Outstanding	Repayment Date / Schedule
State Bank of India	340.00	340.00	Maturing on February 14, 2024
	500.00	500.00	Two equal yearly Installments maturing on Feb 28, 2025
The J&K Bank	100.00	100.00	Two Equal Annual Installments maturing on Nov 25, 2022
	200.00	200.00	Bullet payment at the end of 60th month maturing on Dec 28, 2022
UCO Bank	300.00	300.00	Two equal yearly installments of INR 150 crore starting July 19, 2023 and maturing July 19, 2024
Union Bank of India	500.00	250.00	Repayable in 18 equal quarterly installments from December 31, 2023 to March 31, 2028
		250.00	Repayable in 18 equal quarterly installments from June 30, 2024 to Sep 30, 2028
	149.89	149.89	Maturing on Jan 1, 2024
	311.11	311.11	Nine equal half yearly installments starting September 24, 2022 and maturing September 24, 2026
	500.00	500.00	two equal yearly installments starting May 22, 2023 and maturing May 22, 2024
NHB Refinance Tranche I (Note 1)	71.83	71.83	Repayable in equal quarterly installments starting October 1, 2019 maturing July 1, 2025
NHB Refinance Tranche II (Note 1)	69.59	69.59	Repayable in equal quarterly installments maturing October 1, 2024
NHB Refinance Tranche III (Note 1)	300.50	300.50	Repayable in equal quarterly installments maturing April 01, 2029
NHB Refinance Tranche IV (Note 1)	399.13	399.13	Repayable in equal quarterly installments maturing at July 01, 2028
NHB Refinance Tranche V (Note 1)	324.46	324.46	Repayable in equal Quarterly installments matring at January 01, 2029
NHB Refinance Tranche VI (Note 1)	201.48	201.48	Repayable in equal Quarterly installments maturing at October 01, 2031
NHB Refinance Tranche VII (Note 1)	1,000.00	174.00	Repayable in equal Quarterly installments starting from January 01, 2023 and ending at July 01, 2032
NHB Refinance Tranche VIII (Note 1)		174.00	Repayable in equal Quarterly installments starting from January 01, 2023 and ending at July 01, 2029
Total	8,453.02	7,651.02	

Note 1: Security : Exclusive charge on the select pool of assets for NHB Term Loan (NHB Refinance)

Nature of Facility : ECB Principal Outstanding as on September 30, 2022

Security: Secured by first ranking pari-passu charge over the receivables of the Company held by a common Security Trustee acting on behalf of all lenders

Classification: The below loan is classified as Standard

			(INR crore)	
Sr. No.	Lender's Name	Amount Sanctioned	Principal Amount Outstanding	Repayment Date / Schedule
1	State Bank of India Hong Kong	354.45	354.45	Maturing on Oct 31, 2022 - Bullet Repayment at end of 3 years from respective drawdown
Total		354.45	354.45	

Nature of Facility : Cash Credit / WDCL Outstanding as on

September 30, 2022

Security: Secured by first ranking pari-passu charge over the receivables of the Company held by a common Security Trustee acting on behalf of all lenders

Classification: All loans below are classified as standard

Rating Agency	ICRA Ltd	India Rating & Research Private Limited
Rating Assigned	Short Term [ICRA] A1 + Long Term [ICRA] AAA/Stable	IND AAA/Stable

(INR crore)

Sr. No.	Particulars	Amount Sanctioned	Principal Amount Outstanding	Repayment Schedule
1	Bank of Baroda	100.00	-	Repayable on Demand
2	HDFC Bank	100.00	-	Repayable on Demand
3	IndusInd Bank	300.00	-	Repayable on Demand
4	Punjab National Bank	100.00	100.00	Repayable on Demand
5	State Bank of India	500.00	350.00	Repayable on Demand
6	UCO Bank	100.00	-	Repayable on Demand
8	Total	1,200.00	450.00	

*SBI Sanctioned CC Line includes Rs. 50 crore as Lien marked towards ECB

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Wade

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KATARE

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ADITYA BIRLA HOUSING FINANCE LIMITED AT THE BOARD MEETING HELD ON SEPTEMBER 08, 2022 AT 03:30 P.M. THROUGH AUDIO-VISUAL MODE ON MICROSOFT TEAMS (MS TEAMS) IN MUMBAI

Borrowings – Sub limits

“**RESOLVED THAT** in supersession of all the earlier resolutions passed and pursuant to section 179, 180(1)(c) and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modification(s) or re-enactment(s) thereof, for time being in force) and the regulations, circulars, guidelines, directions issued by Securities Exchange Board of India, Reserve Bank of India, National Housing Bank and other regulators as may be applicable from time to time, the Company be and is hereby authorized to borrow funds by way of:

1. Cash credit, Working Capital loans, other short term loans, term loans, FCNR loans, etc from banks, Financial Institutions, Corporate(s) etc such facility being secured/unsecured,
2. Refinance assistance under the refinance scheme as provided by RBI/NHB for Housing Finance Companies as may be applicable from time to time.
3. External Commercial Borrowings in accordance with regulations as prescribed by RBI and/or such other authorities as may be applicable from time to time
4. Issuance of Commercial Papers listed/to be listed on stock exchange, for a period not exceeding 364 days, either on standalone basis or as earmarked against the Working Capital limits sanctioned by the Banks upto a limit of Rs. 4,000 Crore (Rupees Four Thousand Crore Only).
5. Term debt, whether Secured or Unsecured, in the form of Inter Corporate Deposits, Secured Debentures / Bonds such that outstanding at any point of time will not exceed Rs. 4,000 Crore (Rupees Four Thousand Crore Only) and Tier II (sub-debt) and Perpetual Debt Instruments such that the outstanding at any point of time not to exceed Rs. 1000 Crore (Rupees One Thousand Crore only).

subject that the cumulative outstanding debt under the aforesaid shall not exceed Rs. 20,000 Crore (Rupees Twenty Thousand Crore Only).

RESOLVED FURTHER THAT necessary Bank accounts be opened with the issuing and paying banks for the purpose of receiving the proceeds of Commercial Papers and redeeming the same.

RESOLVED FURTHER THAT any two of the following persons, such that at least one person is from Group I,

Group I

Mr. Rakesh Singh	Director
Mr. Pankaj Gadgil	Chief Executive Officer
Mr. Ashish Damani	Chief Financial Officer
Mr. Dharmendra Patro	Chief Credit Officer
Mr. Anindya Karmakar	Head Operations
Ms. Swati Singh	Company Secretary
Mr. Pankaj Khandelwal	Zonal Credit Manager

Aditya Birla Housing Finance Limited

One World Center, Tower 1, 18th Floor, 841, Jupiter Mill Compound,
Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000
care.housingfinance@adityabirlacapital.com | adityabirlahousingfinance.com

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266
CIN: U65922GJ2009PLC083779



Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

Mr. Anubhav Katare
Mr. Kaushal Dubey

Lead – Treasury
Finance Controller

Group II

Mr. Jay Thakkar
Mr. Jinu Varughese
Mr. Siddharth Berry
Ms. Shraddha Wade
Mr. Puneet Bhasin
Mr. Shivansh Khanna

Head - HR
Head - Sales Governance
Head – Credit Operations
Team Lead – Debt Market Borrowings
Area Head
Circle Head

be and are hereby authorized to

- Accept, sign, execute, file/upload all such documents, papers, agreements, declarations etc, including online submission, in connection with the borrowing facilities (as mentioned aforesaid) availed/ to be availed by the Company to various bodies corporate.
- List the Commercial Papers or other instruments with stock exchange(s) as provided for in the aforesaid regulations.
- Appoint Registrar and Transfer Agents, Depositories, Distributors, Legal Counsel, Merchant Bankers and such other intermediaries as may be required and negotiate with the Intermediaries and fix such remuneration and finalise the terms of their appointment, as may be deemed fit.
- File disclosure(s) and such other documents with the Stock Exchange(s) (“SE”) and application be made to the SE for listing of the said CP’s.
- Register on Issuer Services Portal of NSDL and avail all/any of the services provided by NSDL through Issuer Services Portal.
- Avail on behalf of the Company, any / all the services offered by NSDL through the issuer services portal and do all such acts and deeds necessary, so as to bind the company in relation to such facilities and to accept, sign, execute, deliver and complete all documentation or agreements or forms as are necessary for availing such services.
- Designate/ authorise/ appoint person(s) as authorised users to access the Issuer Services Portal of NSDL and to provide any details, information, document, and submit any request / instructions on Issuer Services Portal on behalf of the company.

RESOLVED FURTHER THAT that the Company acknowledges and agrees that the users as designated/ authorized/ appointed by authorized signatories has been authorized to access the Issuer Services Portal of NSDL and provide any details, information, document, and submit any request / instructions on Issuer Services Portal on behalf of the company, keeping in view the risks involved and consequences of usage of such rights and that the Company shall keep the NSDL absolved, indemnified, harmless and protected from any liabilities whatsoever and howsoever that may arise out of any misuse or compromise of these rights/passwords by the authorized user.

RESOLVED FURTHER THAT that the Company undertakes to be bound by the Terms & Conditions of Issuer Services Portal, Bye Laws and Business Rules of NSDL as amended from time to time.

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RESOLVED FURTHER THAT that this resolution shall remain in force till the date the Company submits a fresh resolution in writing superseding this Resolution to the NSDL and the same is accepted by the NSDL and that all actions and transactions done by the Authorized Signatories mentioned herein shall continue to be valid till the date the revised Resolution is submitted by the Company and is accepted by the NSDL after completing all formalities, as the NSDL may require from time to time.

RESOLVED FURTHER THAT Ms. Swati Singh, Company Secretary, be and is hereby appointed as the Compliance Officer of the Company for the purpose of the issue of the said CP's.

RESOLVED FURTHER THAT the consent of the Board be and is hereby accorded for availing of service facilities such as Cash Management, PDC Management, Cash Picking Facility, payment gateway solutions, collection etc. and non-fund based limits in the form of Bank Guarantees / LCs not exceeding Rs.100 Crore.

RESOLVED FURTHER that in respect of all fund based, non-fund based and services facilities availed /to be availed by the Company, any two of the aforementioned persons, such that at least one of them is from Group I, be and are hereby jointly authorized to:

- Induct / remove any bank from the Company's banking arrangements and to re-distribute the limits amongst the existing bank / allocate any cash credit limits amongst the Bankers;
- Sign / execute necessary documents including but not restricted to loan agreements, Consortium / multiple banking agreements, Deed of Hypothecation, Mortgage of movables / immovables, Bankers Inter Se Agreement, documents for creation of security, Demand Promissory Notes, Letter of Continuity, Debenture Trust Deed, Letter of Credit Program Agreements including those for customers and such other documents, as may be required;
- Avail services of arrangers, merchant bankers, rating agency, depository, custodian, trusteeship services, legal counsel, security trustees / agents for creation of security for lenders, etc. as may be required for the aforesaid borrowings;
- Appoint issuing and paying agents, registrar and transfer agents for the purpose of issuance of Commercial Papers, Debentures;
- Undertake any derivative contracts for the purpose of hedging any foreign currency exposures and / or for hedging interest rate exposures or to reduce cost of borrowings; execute documents for same, including ISDA and schedules thereof;
- Execute any document pertaining to opening of Letter of Credit / Bank Guarantees including Counter Guarantees and do any such acts, deeds and things as may be necessary and incidental for the aforesaid purpose.
- Subject to the regulations as provided for under Reserve Bank of India, National Housing Bank and/or such other regulator, buy back Commercial papers issued by the Company from time to time."

RESOLVED FURTHER THAT the Common Seal of the Company be affixed on any of the documents, if required, in presence of anyone of the Directors or Company Secretary of the Company or any one of the aforesaid signatory of the Company.

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Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

RESOLVED FURTHER THAT the following be and are hereby authorized severally

Mr. Pankaj Khandelwal	Zonal Credit Manager
Mr. Jinu Varghese	Head - Sales Governance, Housing Finance
Mr. Siddharth Berry	Head – Credit Operations & Customer Service
Mr. Puneet Bhasin	Area Head
Mr. Shivansh Khanna	Circle Head

to sign / execute necessary documents including but not restricted to loan agreements, Consortium / multiple banking agreements, Deed of Accession Bankers Inter-se Agreement, Demand Promissory Notes, Letter of Continuity and do any such acts, deeds and things as may be necessary and incidental for the aforesaid purpose.

RESOLVED FURTHER that the common seal of the company will not be affixed on the document to be executed with the Bank(s).

RESOLVED FURTHER that any of the aforementioned persons in Group I and II be and are hereby severally authorized to certify any document as true for the purpose of submission of necessary documents to the Bank and they be requested to act upon the same.”

For **Aditya Birla Housing Finance Limited**

Swati Singh

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DN: c=IN, o=Personal,
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13350f5c294046097007435058e2c
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st=Maharashtra,
serialNumber=2428a909388-02e0a
0a802da48fc220f743b2705e76d27
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Date: 2022.09.15 12:55:47 +05'30'

Swati Singh
Company Secretary
Membership No.: 20388
Address: 18th floor, One Indiabulls Centre,
Elphinstone Rd., Mumbai 400 013
Dated: September 14, 2022

Aditya Birla Housing Finance Limited

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Aditya Birla Housing Finance Limited (ABHFL)

Commercial Paper (CP)

EXHIBIT D**September 30, 2022**

IPA	Credit Rating Agency	Credit Rating	Rated Amount (INR crore)
HDFC Bank Ltd	ICRA Ltd	A1+	1,500
	India Rating & Research Private Limited	A1+	1,500

(INR crore)

Issue Name	ISIN	Issue Date	Maturity Date	Amount Issued	Amount Outstanding
ABHFL/2020-21/CP009	INE831R14BV1	22-01-21	22-04-21	100.00	0
ABHFL/2021-22/CP001	INE831R14BW9	22-04-21	20-07-21	100.00	0
ABHFL/2021-22/CP002	INE831R14BW9	22-04-21	20-07-21	50.00	0
ABHFL/2021-22/CP003	INE831R14BX7	29-09-21	27-12-21	100.00	0
ABHFL/2021-22/CP004	INE831R14BY5	11-11-21	10-02-22	100.00	0
ABHFL/2021-22/CP005	INE831R14BZ2	27-12-21	25-03-22	100.00	0
ABHFL/2021-22/CP006	INE831R14BZ2	27-12-21	25-03-22	150.00	0
ABHFL/2021-22/CP007	INE831R14CA3	17-03-22	10-06-22	150.00	0
ABHFL/2021-22/CP008	INE831R14CA3	17-03-22	10-06-22	25.00	0
ABHFL/2022-23/CP001	INE831R14CB1	13-04-22	01-07-22	150.00	0
ABHFL/2022-23/CP002	INE831R14CC9	26-04-22	15-06-22	150.00	0
ABHFL/2022-23/CP003	INE831R14CC9	26-04-22	15-06-22	50.00	0
ABHFL/2022-23/CP004	INE831R14CD7	07-06-22	10-08-22	150.00	0
ABHFL/2022-23/CP005	INE831R14CE5	10-06-22	09-09-22	100.00	0
ABHFL/2022-23/CP006	INE831R14CF2	27-06-22	26-09-22	50.00	0
ABHFL/2022-23/CP007	INE831R14CF2	27-06-22	26-09-22	100.00	0
ABHFL/2022-23/CP008	INE831R14CG0	01-07-22	29-07-22	250.00	0
ABHFL/2022-23/CP009	INE831R14CG0	01-07-22	29-07-22	50.00	0
ABHFL/2022-23/CP010	INE831R14CH8	20-07-22	24-08-22	100.00	0
ABHFL/2022-23/CP011	INE831R14CI6	10-08-22	09-11-22	200.00	200
ABHFL/2022-23/CP012	INE831R14CJ4	24-08-22	28-10-22	100.00	100
ABHFL/2022-23/CP013	INE831R14CJ4	24-08-22	28-10-22	50.00	50
Total				2,375.00	350.00

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Independent auditor's report

To
The Board of Directors of
Aditya Birla Housing Finance Limited

Report on the audit of the Financial Results

Opinion

1. We have audited the accompanying statement of financial results of Aditya Birla Housing Finance Limited ("the Company") for the quarter ended 31 March 2022 and the year to date results for the period from 1 April 2021 to 31 March 2022 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Statement:
 - 2.1. are presented in accordance with the requirements of the Listing Regulations in this regard; and
 - 2.2. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian accounting standards ("Ind AS"), regulatory guidelines and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information for the quarter ended 31 March 2022 and the year to date results for the period from 1 April 2021 to 31 March 2022.

Basis for Opinion

3. 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 SAs are further described in the Auditor's Responsibilities for the Audit of the 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules 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 obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

4. We draw attention to Note no. 4 of the Statement, which describes the extent to which the COVID-19 pandemic will impact the Company's operations depending on future developments, which being uncertain, the said note narrates management's proposed future actions based on its assessment of internal as well as external factors and macro level developments. Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Financial Results

5. The Statement has been prepared on the basis of the annual financial statements. The Company's Board of Directors are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and loss and other comprehensive income and other financial



information in accordance with the recognition and measurement principles laid down in Ind AS 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 the Listing Regulations and other regulatory guidelines. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for 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 are operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

6. 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.
7. The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Results

8. 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.
9. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:
 - 9.1. 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.
 - 9.2. 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 through a separate report on the complete set of financial statements on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
 - 9.3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.



Khimji Kunverji & Co LLP

Chartered Accountants

- 9.4. Conclude on the appropriateness of the Board of Directors' 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 Statement 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.
- 9.5. 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.
- 9.6. 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.
- 9.7. 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

10. Attention is drawn to the fact that the audited financial results and statements of the Company for the quarter and year ended 31 March 2021 were audited by erstwhile auditors whose report dated 11 May 2021, expressed an unmodified opinion on those audited financial results and the financial statements. Our opinion is not modified in respect of these matters.
11. The Statement includes the results for the quarter ended 31 March 2022 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by statutory auditors.

For Khimji Kunverji & Co LLP
Chartered Accountants
Firm Registration Number: 105146W/W100621



Hasmukh B Dedhia
Partner
ICAI Membership No: 033494
UDIN: 22033494AHSVLM6527



Place: Mumbai
Date: 25 April 2022

Aditya Birla Housing Finance Limited

Regd office: Indian Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

website: <https://homefinance.adityabirlacapital.com/>

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

Rs. in lakh

Particulars	Quarter ended			Year ended	
	Mar 31, 2022	Dec 31, 2021	Mar 31, 2021	Mar 31, 2022	Mar 31, 2021
	Unaudited			Audited	Audited
1 Revenue from operations					
Interest income	29,498.09	29,627.30	29,556.07	1,18,567.54	1,23,451.45
Fees and commission income	989.87	489.54	902.44	2,713.99	3,801.00
Net gain on fair value changes in investments	-	58.10	79.63	234.19	803.29
Net gain on derecognition of financial instruments classified under amortised cost category	0.90	-	-	-	-
Total revenue from operations	30,488.86	30,174.94	30,538.14	1,21,515.72	1,28,055.74
2 Other Income	25.65	23.46	22.51	108.60	435.28
3 Total Income (1+2)	30,514.51	30,198.40	30,560.65	1,21,624.32	1,28,491.02
4 Expenses					
Finance costs	16,540.92	17,332.53	19,174.07	69,493.52	84,922.79
Net loss on derecognition of financial instruments classified under amortised cost category	-	195.38	4.73	1,023.69	10.83
Impairment of financial instruments	1,197.60	1,227.52	2,305.75	6,446.77	8,740.25
Employee benefit expenses	3,889.74	3,291.08	2,640.65	13,173.98	11,239.33
Depreciation and amortization expenses	284.39	248.63	228.48	1,003.10	1,117.79
Other expenses	1,573.62	1,130.77	1,451.96	5,158.14	4,822.18
Total expenses	23,486.27	23,425.91	25,805.64	96,299.20	1,10,853.17
5 Profit before tax (3-4)	7,028.24	6,772.49	4,755.01	25,325.12	17,637.85
6 Tax expense					
Current tax	2,290.94	1,735.92	1,340.48	7,108.81	5,415.69
Deferred tax	(771.81)	(255.49)	(331.57)	(1,594.41)	(1,666.63)
Income tax for earlier years	81.43	-	139.27	81.43	165.47
Total tax expense	1,600.56	1,480.43	1,148.18	5,595.83	3,914.53
7 Profit for the period (5-6)	5,427.68	5,292.06	3,606.83	19,729.29	13,723.32
8 Other comprehensive Income					
<i>Items that will not be reclassified to profit or loss</i>					
Re-measurement gains/ (losses) on defined benefit plans	21.60	40.33	59.58	67.66	99.84
Income tax effect of above	(5.44)	(10.15)	(15.00)	(17.03)	(25.13)
<i>Items that will be reclassified to profit or loss</i>					
Re-measurement gains/ (losses) on hedge instruments	106.02	303.47	183.88	539.71	(225.83)
Income tax effect of above	(26.68)	(76.37)	(46.28)	(135.83)	56.84
Total other comprehensive Income	95.50	257.28	182.18	454.51	(94.28)
9 Total comprehensive Income (7+8)	5,523.18	5,549.34	3,789.01	20,183.80	13,629.04
10 Paid up equity share capital (Face value of Rs. 10 each)				50,119.77	50,119.77
11 Reserve excluding revaluation reserve				1,21,979.31	1,01,795.52
12 Earnings per share of Rs. 10 each (not annualised)					
Basic & diluted earnings per share (continuing and discontinued operation)	1.08	1.06	0.72	3.94	2.74



Aditya Birla Housing Finance Limited

Regd office: Indlan Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

website: <https://homefinance.adityabirlacapital.com/>

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

Notes:

1. Statement of assets and liabilities as at March 31, 2022

Particulars	Rs. in lakh	
	As at Mar 31, 2022 Audited	As at Mar 31, 2021 Audited
ASSETS		
(1) FINANCIAL ASSETS		
(a) Cash and cash equivalents	55,695.10	37,737.34
(b) Derivative financial instruments	1,420.03	-
(c) Receivables		
- Trade receivables	1,224.70	250.45
- Other receivables	53.56	187.40
(d) Loans	11,89,546.08	11,80,262.71
(e) Investments	-	10,120.38
(f) Other Financial assets	306.29	1,013.37
	12,48,245.76	12,29,571.65
(2) NON- FINANCIAL ASSETS		
(a) Current tax assets (net)	232.75	156.86
(b) Deferred tax assets (net)	5,372.56	3,931.01
(c) Property, plant and equipment	830.69	658.84
(d) Right to use of Assets	1,921.43	1,493.32
(e) Intangible assets under development	61.42	119.55
(f) Other intangible assets	561.33	485.52
(g) Other non-financial assets	1,844.16	1,161.42
	10,824.34	8,006.52
TOTAL ASSETS	12,59,070.10	12,37,578.17
LIABILITIES AND EQUITY		
LIABILITIES		
(1) FINANCIAL LIABILITIES		
(a) Payables		
Trade payables		
(i) total outstanding dues of micro enterprises and small enterprises	49.22	28.70
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	2,776.70	3,412.38
(b) Derivative financial instruments	-	306.73
(c) Debt Securities	2,19,114.54	1,73,428.50
(d) Borrowings (Other than debt securities)	8,18,218.60	8,61,134.24
(e) Subordinated Liabilities	34,191.81	34,199.24
(f) Lease Liability	2,019.30	1,584.65
(g) Other financial liabilities	8,953.04	10,386.88
	10,85,323.21	10,84,481.32
(2) NON- FINANCIAL LIABILITIES		
(a) Current tax liabilities (Net)	11.11	68.94
(b) Provisions	948.44	823.43
(c) Other non-financial liabilities	688.26	289.19
	1,647.81	1,181.56
TOTAL LIABILITIES	10,86,971.02	10,85,662.88
(3) EQUITY		
(a) Equity share capital	50,119.77	50,119.77
(b) Other equity	1,21,979.31	1,01,795.52
TOTAL EQUITY	1,72,099.08	1,51,915.29
TOTAL EQUITY AND LIABILITY	12,59,070.10	12,37,578.17



Aditya Birla Housing Finance Limited

Regd office: Indian Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

website: <https://homefinance.adityabirlacapital.com/>

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

2. The above financial results have been prepared for the purpose of inclusion in consolidated financial results of Aditya Birla Capital Limited ("the Parent Company") prepared as per Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, as amended and are in accordance with recognition and measurement principles laid down in Indian Accounting Standards.
3. The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on April 25, 2022. The statutory auditors of the Company have carried out audit of the aforesaid results.
4. **Estimation uncertainty relating to COVID-19 global health pandemic -**
In estimating the expected credit loss (ECL) allowance the Company has taken into consideration internal and certain sources of external information upto the date of approval of these financial results. The Company has also performed sensitivity analysis on the inputs and assumptions used in estimating the ECL allowance and has embedded in its ECL allowance an adjustment of Rs. 1,250 lakh during the current quarter in addition to the management overlay of Rs. 7,101.00 lakh embedded until December 31, 2021, for credit risks arising from macro economic factors. Based on the Company's expectations of future economic conditions, it expects to recover the carrying amount of its loan assets. The extent to which health pandemic will impact the Company's provision on financial assets will depend on future developments, which are uncertain. The eventual outcome of impact of the health pandemic may be different from those estimated as on the date of approval of these financial results.
5. On November 12, 2021, Reserve Bank of India issued circular requiring changes to and clarifying certain aspects of Income Recognition and Asset Classification Norms. The Company's management has taken necessary steps to comply with the norms/changes as they become applicable. For quarter ended March 2022, there is no impact on the Financial Results of the Company as provisions are adequately covered by the IND AS provisions.
6. Details pertaining to resolution plan implemented under the RBI Resolution Framework 1.0 & 2.0 is enclosed in Appendix I.
7. Cash flow statement is enclosed in Appendix II.
8. Previous quarter/period/year figures have been regrouped / rearranged wherever necessary to conform to the current quarter's/ period's figures.

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



Rakesh Singh
Director
DIN: 07006067

Place: Mumbai
Date: April 25, 2022



- 1 Details of resolution plan implemented under the Resolution Framework for COVID-19-related stress as per RBI circular dated August 6, 2020 (Resolution Framework 1.0) and Resolution for COVID-19 related stress of Individuals and Small Businesses dated May 05, 2021 (RBI Resolution Framework - 2.0) are given below:

Format - B

Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)	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 – Position as at the end of this half-year
Personal Loans	71,496.86	3,146.70	-	2,615.52	66,214.03
Corporate persons*	2,523.25	-	-	-	2,531.80
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	74,020.11	3,146.70	-	2,615.52	68,745.83

* As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016



Aditya Birla Housing Finance Limited
Cash Flow Statement for the year ended March 31, 2022

(Currency : Rupees in lakh)

Appendix II

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
A. Cash flow from operating activities		
(a) Profit before tax	25,325.12	17,637.85
Adjustments for:		
Depreciation and amortisation	1,003.10	1,117.79
Interest on lease liability	139.71	176.37
Profit on surrender of lease liability/ income from rent concession	(21.93)	(331.84)
Impairment on financial instruments including loss on derecognition of financial assets at amortised cost	7,470.46	8,751.08
Net gain on Fair value changes	(234.19)	(803.29)
Loss/ (profit) on derecognition of property, plant and equipment	0.44	(2.80)
(b) Operating profit before working capital changes	33,682.71	26,545.16
Adjustments for:		
Decrease/(increase) in trade receivables	(840.41)	(123.09)
Decrease/(increase) in loans	(18,753.83)	22,195.30
Decrease/(increase) in other financial assets	707.08	(532.57)
Decrease/(increase) in derivative financial instruments	(1,187.05)	1,151.40
Decrease/(increase) in other assets	(698.97)	(332.44)
(Decrease)/increase in trade payables	(615.16)	750.18
(Decrease)/increase in provisions	192.67	143.48
(Decrease)/increase in other financial liabilities	(3,053.24)	8,949.42
(Decrease)/increase in other liabilities	399.07	(82.55)
(c) Cash from operating activities	11,832.87	58,664.29
Direct taxes paid (net of refund)	(7,323.96)	(4,412.04)
Net cash from operating activities (A)	4,508.91	54,252.25
B. Cash flow from investing activities		
Purchase of property, plant and equipment, acquisition of intangible assets	(865.67)	(538.04)
Proceeds from sale of property, plant and equipment	22.05	21.65
Profit on sale of current investments	355.07	874.55
Sale of current investments (net)	9,999.50	44,500.50
Net cash from investing activities (B)	9,510.95	44,858.66
C. Cash flow from financing activities		
Proceeds from share capital issue including securities premium (net of share issue expense)	-	-
Payment of lease liability	(436.20)	(525.56)
Proceeds from long term borrowings	55,957.49	2,60,261.00
Repayment of long term borrowings	(71,969.67)	(2,74,010.41)
Net proceeds/ (repayment) for short term borrowings	20,386.28	(87,119.20)
Net cash from/ (used in) financing activities (C)	3,937.90	(1,01,394.17)
D. Net increase/ (decrease) in cash and cash equivalents (A+B+C)	17,957.76	(2,283.26)
E. Cash and cash equivalents at the beginning of the year	37,737.34	40,020.60
F. Cash and cash equivalents at the end of the year	55,695.10	37,737.34
Additional Information:		
Interest received	1,15,277.75	1,22,307.72
Interest paid	86,489.37	81,111.42



Aditya Birla Housing Finance Limited

Related Party Disclosure on a Consolidated basis for the Year Ended 31st March 2022.

List of Related Parties with whom the Company has transactions :

Holding Company :

Aditya Birla Capital Limited
Grasim Industries Limited (Ultimate Holding)

Fellow Subsidiaries

Aditya Birla Sun Life Insurance Company Limited
Aditya Birla Financial Shared Services Limited
Aditya Birla PE Advisors Private Limited
Aditya Birla Capital Technology Services Limited
Aditya Birla Money Limited
Aditya Birla Insurance Brokers Limited
Aditya Birla Finance Limited
Aditya Birla Sun Life Asset Management Company Limited
Aditya Birla Health Insurance Co. Limited
Aditya Birla Wellness Private Limited
Ultratech Cement Limited

Key Management Personnel:

Mr. Netrapal Singh (Chief Executive Officer)

a) The following transactions were carried out with related parties in the ordinary course of business:

Rs. In Lakhs

Particulars	Holding Company	Fellow Subsidiaries	Key Management personnel	Grand Total
Interest Income	-	-	-	-
Dividend Income	-	-	-	-
Insurance Commission Income	-	254.76	-	254.76
Sale of Services	-	-	-	-
Rent Income	-	-	-	-
Other Income	-	0.45	-	0.45
Payment of Other Services	-	-	-	-
Receipts against Reimbursement of Expenses	2.81	698.53	-	701.34
Interest Expenses	0.61	85.00	-	85.61
Other Expenses	325.32	3,035.36	-	3,360.68
Advances Given/Paid Back	-	70.41	-	70.41
Payment to Key Management Personnel	-	-	204.95	204.95

b) Outstanding balances

Particular	Holding Company	Fellow Subsidiaries	Key Management personnel	Grand Total
Equity Accounted Investment	50,119.77	-	-	50,119.77
NCD Investment	-	1,074.29	-	1,074.29
Amount Receivable	-	53.56	-	53.56
Amount Payable	26.26	484.16	-	510.42



Independent Auditor's review report on unaudited standalone quarterly financial results of Aditya Birla Housing Finance Limited under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors of
Aditya Birla Housing Finance Limited

Introduction

1. We have reviewed the accompanying statement of unaudited standalone financial results of Aditya Birla Housing Finance Limited ('the Company') for the quarter ended 30 September 2022 and year to date results for the period from 1 April 2022 to 30 September 2022 ('the Statement'), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors of the Company, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard ('Ind AS') 34 'Interim Financial Reporting' specified in section 133 of the Companies Act, 2013, the circulars, guidelines and directions issued by Reserve Bank of India ('RBI') from time to time ('RBI guidelines') and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

Scope of Review

3. We conducted our review in accordance with the Standard on Review Engagements ('SRE') 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the applicable Ind AS and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.



kkc & associates llp

chartered accountants

(formerly Khimji Kunverji & Co LLP)

Emphasis of Matter

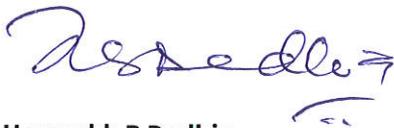
- We draw attention to Note no. 6 of the Statement, which describes the extent to which the COVID-19 pandemic will impact the Company's operations depending on future developments, which being uncertain, the said note narrates Management's proposed future actions based on its assessment of internal as well as external factors and macro level developments. Our conclusion is not modified in respect of this matter.

For KKC & Associates LLP

Chartered Accountants

(formerly Khimji Kunverji & Co LLP)

Firm Registration Number: 105146W/W100621



Hasmukh B Dedhia

Partner

ICAI Membership No: 033494

UDIN: 22033494BAMWVA5146



Place: Mumbai

Date: 21 October 2022

Aditya Birla Housing Finance Limited

Regd office: Indian Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

website: <https://homefinance.adityabirlacapital.com/>

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED SEPTEMBER 30, 2022

Rs. in lakh

Particulars	Quarter ended			Half Year ended		Year ended
	Sept 30, 2022	June 30, 2022	Sept 30, 2021	Sept 30, 2022	Sept 30, 2021	Mar 31, 2022
	Unaudited			Unaudited		Audited
1 Revenue from operations						
Interest income	33,293.19	30,163.14	29,530.71	63,456.33	59,442.15	1,18,567.54
Fees and commission income	1,010.23	1,104.01	519.92	2,114.24	1,234.58	2,713.99
Net gain on fair value changes in investments	66.11	20.91	93.36	87.02	176.09	234.19
Total revenue from operations	34,369.53	31,288.06	30,143.99	65,657.59	60,852.82	1,21,515.72
2 Other income	72.39	30.69	28.73	103.08	59.49	108.60
3 Total income (1+2)	34,441.92	31,318.75	30,172.72	65,760.67	60,912.31	1,21,624.32
4 Expenses						
Finance costs	18,013.95	16,521.76	17,455.26	34,535.71	35,620.07	69,493.52
Net loss on derecognition of financial instruments classified under amortised cost category	85.95	80.09	255.38	166.04	829.21	1,023.69
Impairment of financial instruments	1,965.54	1,469.28	1,327.55	3,434.82	4,021.65	6,446.77
Employee benefit expenses	4,474.49	4,159.25	3,092.21	8,633.74	5,993.16	13,173.98
Depreciation and amortization expenses	349.65	297.40	250.09	647.05	470.08	1,003.10
Other expenses	1,979.68	1,628.90	1,213.96	3,608.58	2,453.75	5,158.14
Total expenses	26,869.26	24,156.68	23,594.45	51,025.94	49,387.92	96,299.20
5 Profit before tax (3-4)	7,572.66	7,162.07	6,578.27	14,734.73	11,524.39	25,325.12
6 Tax expense						
Current tax	2,150.06	1,922.25	1,847.69	4,072.31	3,081.95	7,108.81
Deferred tax	(506.93)	(352.21)	(427.42)	(859.14)	(567.11)	(1,594.41)
Income tax for earlier years	-	-	-	-	-	81.43
Total tax expense	1,643.13	1,570.04	1,420.27	3,213.17	2,514.84	5,595.83
7 Profit for the period (5-6)	5,929.53	5,592.03	5,158.00	11,521.56	9,009.55	19,729.29
8 Other comprehensive income						
Items that will not be reclassified to profit or loss						
Re-measurement gains/ (losses) on defined benefit plans	23.02	58.83	(3.61)	81.85	5.73	67.66
Income tax effect of above	(5.79)	(14.81)	0.91	(20.60)	(1.44)	(17.03)
Items that will be reclassified to profit or loss						
Re-measurement gains/ (losses) on hedge instruments	271.23	170.75	97.15	441.98	130.22	539.71
Income tax effect of above	(68.27)	(42.97)	(24.46)	(111.24)	(32.78)	(135.83)
Total other comprehensive income	220.19	171.80	69.99	391.99	101.73	454.51
9 Total comprehensive income (7+8)	6,149.72	5,763.83	5,227.99	11,913.55	9,111.28	20,183.80
10 Paid up equity share capital (Face value of Rs. 10 each)						50,119.77
11 Reserve excluding revaluation reserve						1,21,979.31
12 Earnings per share of Rs. 10 each (not annualised)						
Basic & diluted earnings per share	1.18	1.12	1.03	2.30	1.80	3.94



Roop



Aditya Birla Housing Finance Limited

Regd office: Indian Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

website: <https://homefinance.adityabirlacapital.com/>

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED SEPTEMBER 30, 2022

Notes:

1. Statement of assets and liabilities as at September 30, 2022

		<i>Rs. in lakh</i>	
Particulars		As at Sep 30, 2022	As at Mar 31, 2022
		Unaudited	Audited
ASSETS			
(1)	FINANCIAL ASSETS		
	(a) Cash and cash equivalents	39,390.82	55,695.10
	(b) Derivative financial instruments	4,810.13	1,420.03
	(c) Receivables		
	- Trade receivables	1,333.83	1,224.70
	- Other receivables	186.62	53.56
	(d) Loans	12,29,647.08	11,89,546.08
	(e) Investments	9,741.61	-
	(f) Other Financial assets	655.61	306.29
		12,85,765.70	12,48,245.76
(2)	NON- FINANCIAL ASSETS		
	(a) Current tax assets (net)	255.10	232.75
	(b) Deferred tax assets (net)	6,099.87	5,372.56
	(c) Property, plant and equipment	1,165.50	830.69
	(d) Right to use of Assets	2,300.36	1,921.43
	(e) Intangible assets under development	285.41	61.42
	(f) Other intangible assets	673.96	561.33
	(g) Other non-financial assets	1,764.04	1,844.16
		12,544.24	10,824.34
	TOTAL ASSETS	12,98,309.94	12,59,070.10
LIABILITIES AND EQUITY			
LIABILITIES			
(1)	FINANCIAL LIABILITIES		
	(a) Payables		
	Trade payables		
	(i) total outstanding dues of micro enterprises and small enterprises	20.04	49.22
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	2,733.58	2,776.70
	(b) Debt Securities	1,98,512.91	2,19,114.54
	(c) Borrowings (Other than debt securities)	8,66,623.86	8,18,218.60
	(d) Subordinated Liabilities	33,386.68	34,191.81
	(e) Lease Liability	2,289.98	2,019.30
	(f) Other financial liabilities	8,580.74	8,953.04
		11,12,147.79	10,85,323.21
(2)	NON- FINANCIAL LIABILITIES		
	(a) Current tax liabilities (Net)	555.05	11.11
	(b) Provisions	943.72	948.44
	(c) Other non-financial liabilities	650.75	688.26
		2,149.52	1,647.81
	TOTAL LIABILITIES	11,14,297.31	10,86,971.02
(3)	EQUITY		
	(a) Equity share capital	50,119.77	50,119.77
	(b) Other equity	1,33,892.86	1,21,979.31
	TOTAL EQUITY	1,84,012.63	1,72,099.08
	TOTAL EQUITY AND LIABILITY	12,98,309.94	12,59,070.10



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Aditya Birla Housing Finance Limited

Regd office: Indian Rayon Compound Veraval Gujarat, 362266

CIN: U65922GJ2009PLC083779

website: <https://homefinance.adityabirlacapital.com/>

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED SEPTEMBER 30, 2022

2. These financial results have been prepared in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, as amended.

3. The above financial results have been prepared for the purpose of inclusion in consolidated financial results of Aditya Birla Capital Limited ("the Parent Company") prepared as per Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, as amended and are in accordance with recognition and measurement principles laid down in Indian Accounting Standards.

4. Operating business segment results are reviewed regularly by the Company's Chief Operating Decision Maker (Board of Directors) to make decisions about resources to be allocated to the segments and assess their performance. Business segment is the primary segment comprising of 'Housing finance'. As the Company operates only in a single business segment, no segment information thereof is given as required under Ind AS 108.

5. The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 21, 2022. The statutory auditor of the Company have carried out limited review of the aforesaid results.

6. Estimation uncertainty relating to COVID-19 health pandemic -

In estimating the expected credit loss (ECL) allowance the Company has taken into consideration internal and certain sources of external information upto the date of approval of these financial results. Based on the Company's expectations of future economic conditions, it expects to recover the carrying amount of its loan assets. During Q2 FY23, the Company has widened the definition of Stage 3 asset in line with RBI circular "RBI/2021-2022/125DOR.STR.REC.68/21.04.048/2021-22" dated 12 November 2021 and commensurate provisions have been created on additional Stage 3 pool in line with the ECL Policy, by reclassifying management overlay to that extent. The Company has performed sensitivity analysis on the inputs and assumptions used in estimating the ECL allowance resulting into a management overlay of Rs. 5,592 lakh as on reporting date.

7. Pursuant to the RBI circular dated 12 November 2021 - "Prudential norms on Income Recognition, Asset Classification and Provisioning (IRACP) pertaining to Advances - Clarifications", requiring changes and clarified certain aspects of Income Recognition and Asset Classification Norms. The Company's management has taken necessary steps to comply with the norms.

8. The Reserve Bank of India vide its circular dated 30 September 2022 has categorised list of companies under Scale Based Regulation (SBR) for NBFCs. The Company is categorised in the Middle layer as per earlier framework issued by RBI for NBFCs on 22 October 2021. The Company is taking necessary steps for complying with the applicable requirements of SBR.

9. Details pertaining to resolution plan implemented under the RBI Resolution Framework 1.0 & 2.0 is enclosed in Appendix I.

10. Cash flow statement is enclosed in Appendix II.

11. As on 30 September 2022, the security cover available in respect of secured non-convertible debt securities is 1.14 and the asset cover available in respect of unsecured non-convertible debt securities is 1.85. The Security cover format as per the Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached as Appendix III.

12. Previous quarter/period/year figures have been regrouped / rearranged wherever necessary to conform to the current quarter's/ period's figures.

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



Pankaj Gadgil
Managing Director & CEO
DIN: 08521239

Place: Mumbai
Date: October 21, 2022

- 1 Details of resolution plan implemented under the Resolution Framework for COVID-19-related stress as per RBI circular dated August 6, 2020 (Resolution Framework 1.0) and Resolution for COVID-19 related stress of Individuals and Small Businesses dated May 05, 2021 (RBI Resolution Framework - 2.0) are given below:

Format - B

Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)	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 – Position as at the end of this half-year
Personal Loans	66,214.03	4,944.52	22.09	5,815.50	60,466.76
Corporate persons*	2,531.80	-	-	27.75	2,754.45
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	68,745.83	4,944.52	22.09	5,843.25	63,221.21

* As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016



Handwritten signature in blue ink.



Aditya Birla Housing Finance Limited
Cash Flow Statement for the half year ended September 30, 2022

Appendix II

(Currency : Rupees in lakh)

Particulars	For the half year ended September 30, 2022	For the half year ended September 30, 2021
A. Cash flow from operating activities		
(a) Profit before tax	14,734.73	11,524.39
<u>Adjustments for:</u>		
Depreciation and amortisation	647.05	470.08
Interest on lease liability	79.60	67.12
Profit on surrender of lease liability/ income from rent concession	(28.98)	(21.93)
Impairment on financial instruments including loss on derecognition of financial assets at amortised cost	3,600.86	4,850.86
Net gain on Fair value changes	(87.02)	(176.09)
Loss/ (profit) on derecognition of property, plant and equipment	(9.09)	0.65
(b) Operating profit before working capital changes	18,937.15	16,715.08
<u>Adjustments for:</u>		
Decrease/(increase) in trade receivables	(242.19)	(461.61)
Decrease/(increase) in Bank Balance other than Cash and cash equivalents	-	(30,605.84)
Decrease/(increase) in loans	(43,701.86)	51,773.36
Decrease/(increase) in other financial assets	(349.32)	4.34
Decrease/(increase) in derivative financial instruments	(2,948.12)	(385.56)
Decrease/(increase) in other assets	83.11	(16.84)
(Decrease)/increase in trade payables	(72.30)	210.40
(Decrease)/increase in provisions	77.13	163.39
(Decrease)/increase in other financial liabilities	3,724.11	(5,518.38)
(Decrease)/increase in other liabilities	(37.51)	7.83
(c) Cash from operating activities	(24,529.80)	31,886.17
Direct taxes paid (net of refund)	(3,550.72)	(2,698.20)
Net cash from operating activities (A)	(28,080.52)	29,187.97
B. Cash flow from investing activities		
Purchase of property, plant and equipment, acquisition of intangible assets	(1,242.59)	(286.17)
Proceeds from sale of property, plant and equipment	11.14	15.05
Profit on sale of current investments	-	362.08
(Purchase)/sale of current investments (net)	(9,654.59)	(120.88)
Net cash used in investing activities (B)	(10,886.04)	(29.92)
C. Cash flow from financing activities		
Payment of lease liability	(265.15)	(207.98)
Proceeds from long term borrowings	79,800.00	95,000.00
Repayment of long term borrowings	(1,01,200.88)	(1,48,613.00)
Net proceeds/ (repayment) for short term borrowings	44,328.31	(6,800.53)
Net cash used in financing activities (C)	22,662.28	(60,621.51)
D. Net increase/ (decrease) in cash and cash equivalents (A+B+C)	(16,304.28)	(31,463.46)
E. Cash and cash equivalents at the beginning of the year	55,695.10	37,737.34
F. Cash and cash equivalents at the end of the year*	39,390.82	6,273.88

Additional Information:

Interest received
Interest paid

64,363.39
40,532.91

58,187.69
46,989.73



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(Rupees in lakh)

Appendix III

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets ^{viii}	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)	
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)							
		Book Value	Book Value	Yes/No	Book Value	Book Value							Relating to Column F		
ASSETS															
Property, Plant and Equipment				-	1,166	-		-	1,166				1,166		1,166
Capital Work-in Progress				-	-	-		-	-				-		-
Right of Use Assets				-	-	-	2500	-	2,300				-		-
Goodwill				-	-	-		-	-				-		-
Intangible Assets				-	-	-	674	-	674				-		-
Intangible Assets under Development				-	-	-		-	-				-		-
Investments				-	9,742	-	285	-	285				9,742		9,742
Loans				-	2,71,905	7,27,590	31,677	-	12,29,647		1,98,475		2,71,905		4,70,380
Inventories				-	-	-		-	-				-		-
Trade Receivables				-	1,520	-		-	1,520				1,520		1,520
Cash and Cash Equivalents				-	11,397	-	27,994	-	39,391				11,397		11,397
Bank Balances other than Cash and Cash Equivalents				-	-	-		-	-				-		-
Others				-	6,849	-	6736	-	13,585				6,849		6,849
Total					3,02,578	7,27,590	69,667		12,98,310		1,98,475		3,02,578		5,01,053



Aditya Birla Housing Finance Limited

Related Party Disclosure on a Consolidated basis for the Half Year Ended 30th September 2022.

List of Related Parties with whom the Company has transactions :

Holding Company :

Aditya Birla Capital Limited
Grasim Industries Limited (Ultimate Holding)

Fellow Subsidiaries

Aditya Birla Sun Life Insurance Company Limited
Aditya Birla Financial Shared Services Limited
Aditya Birla PE Advisors Private Limited
Aditya Birla Capital Technology Services Limited
Aditya Birla Money Limited
Aditya Birla Insurance Brokers Limited
Aditya Birla Finance Limited
Aditya Birla Sun Life Asset Management Company Limited
Aditya Birla Health Insurance Co. Limited
Aditya Birla Wellness Private Limited
Ultratech Cement Limited

Key Management Personnel:

Mr. Pankaj Gadgil (MD & CEO)
Mr. Netrapal Singh (erstwhile CEO)

a) The following transactions were carried out with related parties in the ordinary course of business:

Particulars	Rs. In Lakhs			
	Holding Company	Fellow Subsidiaries	Key Management personnel	Grand Total
Interest Income	-	-	-	-
Dividend Income	-	-	-	-
Insurance Commission Income	-	131.81	-	131.81
Payment for Purchase of Assets	-	20.95	-	20.95
Rent Income	-	64.08	-	64.08
Other Income	-	-	-	-
Payment of Other Services	-	-	-	-
Receipts against Reimbursement of Expenses	-	253.05	-	253.05
Interest Expenses	-	42.62	-	42.62
Other Expenses	158.51	1,835.50	-	1,994.01
Advances Given/Paid Back	-	54.50	-	54.50
Payment to Key Management Personnel	-	-	274.12	274.12

b) Outstanding balances

Particular	Holding Company	Fellow Subsidiaries	Key Management personnel	Grand Total
Equity Accounted Investment	50,119.77	-	-	50,119.77
NCD Investment	-	1,031.90	-	1,031.90
Amount Receivable	-	186.62	-	186.62
Security Deposit Receivable	-	85.03	-	-
Amount Payable	24.48	578.08	-	602.56





EXHIBIT F

ASSET LIABILITY MANAGEMENT (ALM) DISCLOSURES AS MENTIONED IN SEBI CIRCULAR NO. CIR/IMD/DF/ 12 /2014 DATED JUNE 17, 2014 AND CIRCULAR NO. CIR/IMD/DF/6/2015 DATED SEPTEMBER 15, 2015

Details of overall lending by our Company as of March 31, 2022

1. Classification of loans/advances given to according to:

A. Type of loans:

The detailed break-up of the type of loans and advances including bills receivables given by our Company as on March 31, 2022 is as follows:

S. No.	Type of Loans	(₹ in lakhs)
1.	Secured	12,12,083.82
2.	Unsecured	758.56
	Less: Impairment Loss Allowance	(23,296.30)
	Total	11,89,546.08

B. Sectoral Exposure as on March 31, 2022

S. No	Segment-wise Break up of AUM	Percentage of AUM
1.	Retail	
a.	Mortgages (home loans and loans against property)	93.93%
b.	Gold loans	
c.	Vehicle finance	
d.	MFI	
e.	M&SME	
f.	Capital market funding (loans against shares, margin funding)	
g.	Others	
2.	Wholesale	
a.	Infrastructure	
b.	Real estate (including builder loans)	
c.	Promoter funding	
d.	Any other sector (as applicable)	
e.	Others (Construction Finance)	6.07%
	Total	100%

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C. Denomination of loans outstanding by ticket size* as on March 31, 2022:

Sl. No.	Ticket size (in ₹)	Percentage of AUM
1.	Upto 2 Lakhs	0.04%
2.	2 to 5 Lakhs	0.77%
3.	5 to 10 Lakhs	6.24%
4.	10 to 25 Lakhs	29.72%
5.	25 to 50 Lakhs	19.55%
6.	50 lakh-1 Crores	12.25%
7.	1 - 5 Crores	19.76%
8.	5 - 25 Crores	10.42%
9.	25 - 100 Crores	1.26%
10.	Above 100 Crores	0%
Total		100%

*Ticket size at the time of origination (sanction)

D. Denomination of loans outstanding by LTV* as on March 31, 2022

Sl. No.	LTV*	Percentage of AUM
1.	Upto 40%	21%
2.	40%-50%	11%
3.	50%-60%	14%
4.	60%-70%	19%
5.	70%-80%	19%
6.	80%-90%	11%
7.	Above 90%	5%
Total		100%

*LTV as at March 31, 2022

E. Geographical classification of borrowers as on March 31, 2022:

S. No.	Top 5 States / UT	Percentage of AUM
1.	Maharashtra	29.29%
2.	Delhi	13.62%
3.	Gujarat	9.04%
4.	Andhra Pradesh	8.12%
5.	Madhya Pradesh	6.96%
Total		67.03%

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F. Details of loans overdue and classified as non-performing in accordance with RBI's guidelines as on March 31, 2022:

1. Movement of Gross NPAs

Sl. No.	Particulars	(₹ in lakhs)
1.	Opening balance	35,197.81
2.	Additions during the year	16,214.23
3.	Reductions during the year	9,116.33
4.	Closing balance	42,295.71

2. Movement of provisions for NPAs (excluding provisions on standard assets)

Sl. No.	Particulars	(₹ in lakhs)
1.	Opening balance	9,150.55
2.	Provisions made during the year	5,231.99
3.	Write-off / write-back of excess provisions	3,965.92
4.	Closing balance	10,416.62

G. Segment-wise gross NPA as on March 31, 2022:

S. No	Segment-wise gross NPA	Gross NPA (%)
1.	Retail	2.01%
a.	Mortgages (home loans and loans against property)	
b.	Gold loans	
c.	Vehicle finance	
d.	MFI	
e.	M&SME	
f.	Capital market funding (loans against shares, margin funding)	
g.	Others	
2.	Wholesale	0.006%
a.	Infrastructure	
b.	Real estate (including builder loans)	
c.	Promoter funding	
d.	Any other sector (as applicable)	
e.	Others	0.006%
	Total	2.02%

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H.

1. Details of top 20 borrowers with respect to concentration of advances as on March 31, 2022 (₹ in lakhs)

Particulars	Amount
Total advances to twenty largest borrowers	43,002.64
Percentage of advances to twenty largest borrowers to total advances to our Company	3.55%

2. Details of top 20 borrowers with respect to concentration of exposure as on March 31, 2022 (₹ in lakhs)

Particulars	Amount
Total exposure to twenty largest borrowers	54,835.53
Percentage of exposure to twenty largest borrowers to total exposure to our Company	4.20%

3. Residual/Asset Liability Management Maturity pattern of certain items of Assets and Liabilities as on March 31, 2022 (₹ in lakhs)

Particulars	Up to 30/31 days	Over 1 month up to 2 months	Over 2 months up to 3 months	Over 3 months up to 6 months	Over 6 months up to 1 year	Over 1 year months up to 3 years	Over 3 year months up to 5 years	Over 5 years	Total
Deposits	-	-	-	-	-	-	-	-	-
Advances**	14,911.07	3,899.12	3,248.70	10,128.52	36,675.57	2,44,733.28	1,01,689.14	7,74,260.69	11,89,546.09
Investments (Net)	-	-	-	-	-	-	-	-	-
Borrowings*	52,477.24	6,836.96	34,835.49	19,230.28	61,047.98	6,03,217.05	1,75,746.62	80,238.60	10,33,630.22
Foreign Currency Assets	-	-	-	-	-	-	-	-	-
Foreign Currency liabilities	-	-	-	-	37,894.74	-	-	-	37,894.74

* The above amount is net of unamortized discounting charges on commercial paper amounting to Rs. 21.66 lakh.

** Advances includes loan and advances in the nature of loans and excludes advances recoverable in cash or kind or for value to be received and advance payment of taxes and other Deposits.

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2. Others

- a. Classification of loans/advances given to associates, entities/person relating to the board, senior management, promoters, others, etc.: As is being disclosed currently

Our Company has not provided any loans/advances to associates, entities/person relating to the board, senior management, Promoter except as provided in the notes to financial statements ("Related Party Transaction") in the Annual report of the Company.

Onward lending to borrowers forming part of the "Group" as defined by RBI: Nil

b. Lending policy:

ABHFL's risk philosophy involves a competent and comprehensive credit risk management framework & robust policies and processes which minimize the element of uncertainty and help in developing and maintaining a healthy portfolio within its risk appetite and the regulatory framework. Credit Risk is managed and controlled through a Credit Risk Management framework comprising detailed risk evaluation of borrower and security. Distinct policies and processes are in place and people who occupy key positions are professionally qualified (CA/MBA). For each product, programs defining customer segments, underwriting standards, security structures, etc. are specified to ensure consistency of credit patterns. All the cases are approved by Credit Committees formulated at different levels with various approval limits. After sanctioning the loan, regular monitoring of the accounts is also done to sight irregularities if any and where required prompt action is initiated.

As Credit Risk is one of the major risk faced by a Company, the policies and processes are reviewed periodically and, if need be, is revised in order to keep them up-to-date. Keeping in view the fast changing business environment and customer requirements, ABHFL has also put in place a suitable mechanism to understand the business needs of the customer and address them swiftly. Accordingly, the Product Approval Committee (PAC) considers and approves new products for pilot runs and formal launch. This committee also reviews all existing products, whenever required, and approve any modifications in or variants of existing products. ABHFL has developed expertise to underwrite all kinds of customer segments (Salaries, self-employed professionals, self-employed non-professionals) and our underwriting guidelines are benchmarked to the market and adequate internal controls are put in place to maintain the quality of loans being approved. The credit appraisal process involves an in-depth study of the industry, financial, commercial, technical and managerial aspects of the borrower as warranted by the Product Program and the latest Credit assessment and decision-making process.

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Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

While ABHFL has been making efforts towards introducing risk management practices on an on-going basis, the credit policy would emphasize on initiating a paradigm transition towards a completely integrated risk management system in tune with the New Capital Adequacy Framework Establishment of Credit Culture. ABHFL's credit risk management strategy is based on a clear understanding of various risks, disciplined risk assessment and measurement procedures and continuous monitoring. The policies and procedures established for this purpose are continuously benchmarked with market best practices. The RMC nurtures a healthy and independent risk management function to inculcate a strong risk management culture in the Company.

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