

Independent Auditors' Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of Housing Development Finance Corporation Limited pursuant to the Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
Housing Development Finance Corporation Limited**

1. We have reviewed the accompanying statement of unaudited consolidated financial results of Housing Development Finance Corporation Limited (the "Holding Company" or the "Corporation") and its subsidiaries (the Holding Company and its subsidiaries together referred to as the "Group") and its associates for the quarter ended September 30, 2022 and year to date from April 1, 2022 to September 30, 2022 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, "Interim Financial Reporting" ("Ind AS 34") prescribed under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. 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 of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

Name of the Company	Relationship
Housing Development Finance Corporation Limited	Holding Company
HDFC Life Insurance Company Limited	Subsidiary
HDFC ERGO General Insurance Company Limited	Subsidiary
HDFC Asset Management Company Limited	Subsidiary
HDFC Credila Financial Services Limited	Subsidiary
HDFC Holdings Limited	Subsidiary



Name of the Company	Relationship
HDFC Investments Limited	Subsidiary
HDFC Trustee Company Limited	Subsidiary
HDFC Sales Private Limited	Subsidiary
HDFC Venture Capital Limited	Subsidiary
HDFC Property Ventures Limited	Subsidiary
HDFC Ventures Trustee Company Limited	Subsidiary
HDFC Education and Development Services Private Limited	Subsidiary
HDFC Capital Advisors Limited	Subsidiary
HDFC Investment Trust	Subsidiary
HDFC Investment Trust-II	Subsidiary
HDFC Pension Management Company Limited	Subsidiary of HDFC Life Insurance Company Limited
HDFC International Life and Re Company Limited	Subsidiary of HDFC Life Insurance Company Limited
Griha Investments	Subsidiary of HDFC Holdings Limited
Griha Pte Limited	Subsidiary of HDFC Investments Limited
HDFC AMC International (IFSC) Limited	Subsidiary of HDFC Asset Management Company Limited
HDFC Bank Limited	Associate
HDFC Securities Limited	Subsidiary of HDFC Bank Limited
HDB Employees Welfare Trust	Entity controlled by HDFC Bank Limited
HDB Financial Services Limited	Subsidiary of HDFC Bank Limited
Renaissance Investment Solutions ARC Private Limited	Associate
HDFC Life Employees Stock Option Trust	Entity controlled by HDFC Life Insurance Company Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 and 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Ind AS 34 prescribed under section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:
- 2 subsidiaries, whose unaudited interim financial results reflect total assets of Rs.270,370 crore as at September 30, 2022 and total revenues of Rs.29,151 crore and Rs.39,329 crore, total net profit after tax of Rs.593 crore and Rs.879 crore, total comprehensive income of Rs.938 crore and Rs.292 crore, for the quarter ended September 30, 2022 and for the period from April 1, 2022 to September 30, 2022 respectively, and net cash outflows of Rs.1,708 crore for the period from April 1, 2022 to September 30, 2022, as considered in the Statement which have been reviewed by one of the joint auditors of the Corporation except to the extent such results



relate to Exide Life Insurance Company Limited (“Exide Life”) which got merged with one of the subsidiaries, which have been reviewed/audited by the auditors of Exide Life, as explained in para 9 hereunder.

- 16 subsidiaries, whose unaudited interim financial results reflect total assets of Rs.20,275 crore as at September 30, 2022 and total revenues of Rs.1,697 crore and Rs.2,713 crore, total net profit after tax of Rs.945 crore and Rs.1,338 crore, total comprehensive income of Rs.964 crore and Rs.1,362 crore, for the quarter ended September 30, 2022 and for the period from April 1, 2022 to September 30, 2022 respectively, and net cash outflows of Rs.29 crore for the period from April 1, 2022 to September 30, 2022, as considered in the Statement which have been reviewed by their respective independent auditors.
- 1 associate, whose unaudited consolidated interim financial information include Group’s share of net profit of Rs.2,748 crore and Rs.4,887 crore and Group’s share of total comprehensive income of Rs.2,859 crore and Rs.4,202 crore for the quarter ended September 30, 2022 and for the period from April 1, 2022 to September 30, 2022, as considered in the Statement which has been reviewed by its independent auditor.

The independent auditor’s reports on interim financial results / information of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries and an associate is based solely on the report of such independent auditors and procedures performed by us as stated in paragraph 3 above.

7. Two of these subsidiaries are located outside India whose financial results and other financial information have been prepared in accordance with accounting principles generally accepted in their respective countries and which have been reviewed by other auditors under generally accepted auditing standards applicable in their respective countries. The Holding Company’s management has converted the financial results of such subsidiaries located outside India from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India. We have reviewed these conversion adjustments made by the Holding Company’s management. Our conclusion in so far as it relates to the balances and affairs of such subsidiaries located outside India is based on the report of other auditors and the conversion adjustments prepared by the management of the Holding Company and reviewed by us.
8. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of:
 - 2 subsidiaries and an entity controlled by a subsidiary, whose interim financial results and other financial information reflect total assets of Rs.411 crore as at September 30, 2022 and total revenues of Rs.40 crore and Rs.75 crore, total net profit after tax of Rs.3 crore and Rs. 4 crore, total comprehensive income of Rs.3 crore and Rs.4 crore, for the quarter ended September 30, 2022 and for the period from April 1, 2022 to September 30, 2022 respectively, and net cash inflows of Rs.22 crore for the period from April 1, 2022 to September 30, 2022;
 - 1 associate, whose unaudited interim financial results include Group’s share of net loss of Rs.0.01 crore and Rs.0.01 crore and Group’s share of total comprehensive income (loss) of Rs.0.01 crore and Rs.0.01 crore for the quarter ended September 30, 2022 and for the period from April 1, 2022 to September 30, 2022.



The unaudited interim financial results and other unaudited financial information of these subsidiaries, an entity controlled by a subsidiary and an associate have not been reviewed by their auditors and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of these subsidiaries, entity controlled by a subsidiary and an associate is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management these interim financial results are not material to the Group.

Our conclusion on the Statement in respect of matters stated in paragraph 6, 7 and 8 is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results certified by the Management.

9. The auditors of HDFC Life Insurance Company Limited ("HDFC Life"), a subsidiary, have reported that the Special Purpose Financial Information includes Ind AS adjustments relating to merger of the Exide Life Insurance Company Limited (the "Transferor Company") consequent to its amalgamation with HDFC Life. In addition, the Special Purpose Financial Information includes financial information of the Transferor Company for the half year ended September 30, 2022 (hereinafter, referred to as Exide's Financial Information). HDFC Life's auditors did not review Exide's Financial Information which reflect total assets of Rs.22,448 crore as at September 30, 2022, total revenue of Rs.2,243 crore, net loss of Rs.9 crore, total comprehensive loss of Rs.204 crore and the Receipts and Payments amounting to Rs.106 crore for half year ended September 30, 2022, as considered in the Special Purpose Financial Information of HDFC Life. Exide's Financial Information have been audited by other auditors whose reports have been furnished to HDFC Life's auditors by HDFC Life Management and HDFC Life's auditors' conclusion on the Special Purpose Financial Information in so far as it relates to the amounts and disclosures included in respect of the Transferor Company is based solely on the report of the other auditors, who issued an unmodified opinion vide their report dated October 13, 2022.

Pursuant to the Scheme of Amalgamation the management of HDFC Life has made necessary adjustments to the balances as on the date of the acquisition to give effect to the amalgamation in the Special Purpose Financial information, which have been reviewed by HDFC Life's auditors.

The auditors of HDFC Life, a subsidiary, have reported that the actuarial valuation of liabilities of HDFC Life for life policies in force and policies where premium is discontinued is the responsibility of HDFC Life's Appointed Actuary. The actuarial liabilities as on September 30, 2022 has been certified by HDFC Life's Appointed Actuary in accordance with the applicable regulations. HDFC Life's auditors have relied upon HDFC Life's Appointed Actuary's certificate for expressing their conclusion in this regard.

The auditors of HDFC ERGO General Insurance Company Limited ("HDFC ERGO"), a subsidiary, have reported that the valuation of Incurred but Not Reported ("IBNR") and Incurred but Not Enough Reported ("IBNER") liabilities for non-life policies is the responsibility of the HDFC ERGO's Appointed Actuary (the "HDFC ERGO's Appointed Actuary"). The outstanding claims reserves that are estimated using statistical methods, Premium Deficiency Reserve (the "PDR"), IBNR and IBNER reserve as at September 30, 2022 have been certified by the HDFC ERGO's Appointed Actuary and in his opinion, the assumptions for such valuation are in accordance with the guidelines and norms issued by the IRDAI and the Institute of Actuaries of India in concurrence with the Authority. HDFC ERGO's auditors have relied upon the HDFC ERGO's Appointed Actuary's certificate in this regard during their review of the valuation of liabilities for outstanding claims reserve that are estimated using statistical methods, PDR, IBNR and IBNER Reserve, as contained in the unaudited condensed interim financial statements.

Our conclusion is not modified in respect of these matters.



S. R. Batliboi & Co. LLP
Chartered Accountants

G. M. Kapadia & Co.
Chartered Accountants

10. The comparative financial information for the corresponding quarter and six months ended September 30, 2021, included in the Statement, was reviewed by the predecessor auditor who expressed an unmodified conclusion on those financial results on November 1, 2021.

For S. R. Batliboi & Co. LLP
Chartered Accountants

ICAI Firm registration number: 301003E/E300005

For G. M. Kapadia & Co.
Chartered Accountants

ICAI Firm registration number: 104767W



per **Viren H. Mehta**
Partner

Membership No.: 048749

UDIN: 22048749BBXBTN5328

Mumbai
November 3, 2022



Atul Shah
Partner

Membership No.: 039569

UDIN: 22039569BBXCFN1626

Mumbai
November 3, 2022

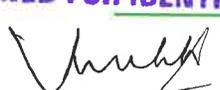


**STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS
FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2022**

PARTICULARS	₹ in crore					
	Quarter ended			Half year ended		Year ended
	30-Sep-22 Reviewed	30-Jun-22 Reviewed	30-Sep-21 Reviewed	30-Sep-22 Reviewed	30-Sep-21 Reviewed	31-Mar-22 Audited
Revenue from operations						
(i) Interest income	13,713.77	12,457.97	11,048.02	26,171.74	22,004.92	45,124.54
(ii) Surplus from deployment in liquid instruments	56.00	39.43	104.09	95.43	227.80	561.40
(iii) Dividend income	17.04	12.25	34.14	29.29	39.83	58.64
(iv) Rental income	14.39	16.07	15.14	30.46	30.59	60.63
(v) Fees and commission income	586.22	563.29	587.96	1,149.51	1,131.57	2,280.76
(vi) Net gain / (loss) on fair value changes	342.57	(115.98)	346.89	226.59	989.86	1,565.24
(vii) Profit / (loss) on sale of investments & investment properties (net)	(0.07)	0.71	5.70	0.64	72.03	70.60
(viii) Income on derecognised (assigned) loans	222.69	258.37	124.10	481.06	384.45	985.06
(ix) Income from life insurance operations - policyholder's funds						
- Premium and other operating income	16,228.39	12,555.29	13,899.75	28,783.68	23,957.25	56,006.25
- Net gain / (loss) on investments	6,808.91	(6,662.68)	6,417.62	146.23	11,381.64	9,878.01
(x) Income from general insurance operations - policyholder's funds	5,927.07	4,058.70	6,007.43	9,985.77	9,361.52	19,334.63
I Total Revenue from Operations	43,916.98	23,183.42	38,590.84	67,100.40	69,581.46	1,35,925.76
II Other Income	10.31	9.90	12.67	20.21	19.18	42.32
III Total Income (I+II)	43,927.29	23,193.32	38,603.51	67,120.61	69,600.64	1,35,968.08
Expenses:						
(i) Finance costs	8,761.89	7,687.84	6,683.84	16,449.73	13,310.44	27,230.35
(ii) Impairment on financial instruments (Expected credit loss)	461.26	514.48	444.09	975.74	1,130.63	2,043.14
(iii) Employee benefit expenses	554.71	539.22	536.94	1,093.93	1,085.61	2,082.11
(iv) Depreciation, amortisation and impairment	149.57	149.68	88.37	299.25	175.77	418.92
(v) Other expenses	367.03	346.87	300.44	713.90	563.45	1,189.67
(vi) Expense of life insurance operations - policyholder's funds						
- Claims and other operating expenses of life insurance business - policyholder's funds	14,549.76	9,350.82	10,584.82	23,900.58	18,181.41	41,192.71
- Changes in life insurance contract liabilities and surplus / (deficit) pending transfer	8,135.71	(3,705.04)	9,574.74	4,430.67	16,961.85	23,768.18
(vii) Expense of general insurance operations - policyholder's funds	5,680.39	3,950.54	5,787.45	9,630.93	9,178.02	18,760.97
IV Total Expenses	38,660.32	18,834.41	34,000.69	57,494.73	60,587.18	1,16,686.05
V Profit before share of profit of equity accounted investees (associates) (III - IV)	5,266.97	4,358.91	4,602.82	9,625.88	9,013.46	19,282.03
VI Share of profit of equity accounted investees (associates)	2,954.26	2,185.05	2,176.64	5,139.31	4,061.25	8,969.79
VII Profit Before Tax (V + VI)	8,221.23	6,543.96	6,779.46	14,765.19	13,074.71	28,251.82
VIII Tax Expense						
- Current Tax	1,111.25	1,259.81	1,160.93	2,371.06	2,192.24	4,308.93
- Deferred Tax	67.09	(289.86)	(51.94)	(222.77)	(98.92)	(99.24)
Total Tax Expense	1,178.34	969.95	1,108.99	2,148.29	2,093.32	4,209.69
IX Net Profit After Tax (before adjustment for non controlling interest) (VII - VIII)	7,042.89	5,574.01	5,670.47	12,616.90	10,981.39	24,042.13
X Other Comprehensive Income						
(a) (i) Items that will not be reclassified to profit / (loss)	446.94	(1,071.68)	(462.61)	(624.74)	(503.83)	(320.37)
(ii) Income tax relating to items that will not be reclassified to profit / (loss)	(302.08)	195.39	13.05	(106.69)	20.34	55.14
(b) (i) Items that will be reclassified to profit / (loss)	349.46	(546.66)	26.48	(197.20)	(1.07)	(51.29)
(ii) Income tax relating to items that will be reclassified to profit / (loss)	(26.22)	49.45	(5.49)	23.23	(2.15)	(18.08)
(c) Share of other comprehensive income of equity accounted investees	110.96	(795.83)	150.03	(684.87)	89.10	(396.61)
Other comprehensive income (a + b + c)	579.06	(2,169.33)	(278.54)	(1,590.27)	(397.61)	(731.21)
XI Total comprehensive income (IX + X)	7,621.95	3,404.68	5,391.93	11,026.63	10,583.78	23,310.92
XII Profit attributable to:						
Owners of the Corporation	6,553.48	5,308.60	5,258.01	11,862.08	10,299.18	22,594.69
Non-controlling interest	489.41	265.41	412.46	754.82	682.21	1,447.44
XIII Other comprehensive income attributable to:						
Owners of the Corporation	399.50	(1,892.19)	(321.12)	(1,292.69)	(409.47)	(539.93)
Non-controlling interest	179.56	(477.14)	42.58	(297.58)	11.86	(191.28)
XIV Total comprehensive income attributable to:						
Owners of the Corporation	6,952.98	3,616.41	4,936.89	10,569.39	9,889.71	22,054.76
Non-controlling interest	668.97	(211.73)	455.04	457.24	694.07	1,256.16
Earnings per equity share (Face value ₹ 2)*						
Basic (₹)	36.06	29.26	29.11	65.32	57.04	124.97
Diluted (₹)	35.90	29.09	28.80	64.99	56.44	123.65
Paid-up equity share capital (Face value ₹ 2)	363.47	362.89	361.64	363.47	361.64	362.61
Reserves excluding revaluation reserves as at March 31						1,79,490.54

*Not annualised for the quarters and half year ended

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Housing Development Finance Corporation Limited

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G. M. KAPADIA & CO.
MUMBAI



Notes :

1 Statement of Consolidated Assets and Liabilities

Particulars	As at	
	30-Sep-22	31-Mar-22
	Reviewed	Audited
ASSETS		
Financial assets		
(i) Cash and cash equivalents	2,254.19	2,255.08
(ii) Bank balances other than (i) above	585.05	374.37
(iii) Derivative financial instruments	1,972.75	1,353.28
(iv) Receivables		
(a) Trade receivables	361.27	368.76
(b) Other receivables	-	-
(v) Loans	5,94,207.35	5,63,920.32
(vi) Investments in associates	65,856.32	63,207.49
(vii) Other investments	60,853.39	56,249.16
(viii) Assets of life insurance business	2,31,252.29	2,27,039.75
(ix) Assets of general insurance business	27,392.16	26,167.03
(x) Other financial assets	9,291.83	6,042.11
Total Financial Assets	9,94,026.60	9,46,977.35
Non Financial assets		
(i) Current tax assets (net)	3,385.29	3,261.67
(ii) Deferred tax assets (Net)	1,778.30	1,566.15
(iii) Investment property	2,926.34	2,787.22
(iv) Property, plant and equipment	1,877.32	1,882.39
(v) Other intangible assets	2,621.23	2,785.61
(vi) Capital work-in-progress	4.01	1.35
(vii) Intangible assets under development	43.84	37.94
(viii) Other non-financial assets	1,690.04	1,715.87
(ix) Goodwill on acquisition / consolidation	5,289.44	5,289.44
(x) Non-current non-financial asset held for sale	99.77	44.21
Total Non-financial assets	19,715.58	19,371.85
TOTAL ASSETS	10,13,742.18	9,66,349.20
LIABILITIES AND EQUITY		
LIABILITIES		
Financial liabilities		
(i) Derivative financial instruments	9,122.97	4,280.93
(ii) Trade and other payables		
(a) Trade payables		
- total outstanding dues of micro enterprises and small enterprises	5.85	14.40
- total outstanding dues of creditors other than micro enterprises and small enterprises	4,053.55	3,796.32
(b) Other Payables		
- total outstanding dues of micro enterprises and small enterprises	-	-
- total outstanding dues of creditors other than micro enterprises and small enterprises	485.76	750.62
(iii) Debt securities	2,21,122.37	1,97,783.56
(iv) Borrowings (other than debt securities)	1,50,931.33	1,44,667.14
(v) Deposits	1,62,746.46	1,60,783.83
(vi) Subordinated liabilities	5,019.70	4,225.00
(vii) Liabilities pertaining to life insurance business	2,18,922.85	2,17,377.86
(viii) Liabilities pertaining to general insurance business	23,325.21	21,936.39
(ix) Other financial liabilities	17,054.06	15,079.10
Total financial liabilities	8,12,790.11	7,70,695.15
Non-financial liabilities		
(i) Current tax liabilities (net)	504.74	482.08
(ii) Deferred tax liabilities (net)	339.00	119.25
(iii) Provisions	450.40	416.56
(iv) Other non-financial liabilities	1,440.75	2,005.82
Total Non-financial liabilities	2,734.89	3,023.71
TOTAL LIABILITIES	8,15,525.00	7,73,718.86
EQUITY		
(i) Equity share capital	363.47	362.61
(ii) Other equity	1,84,305.85	1,79,490.54
(iii) Non-controlling interest	13,547.86	12,777.19
TOTAL EQUITY	1,98,217.18	1,92,630.34
TOTAL LIABILITIES AND EQUITY	10,13,742.18	9,66,349.20

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2 Statement of Consolidated cash flows for the half year ended September 30, 2022

₹ in crore

Particulars	For Half Year ended	
	30-Sep-22	30-Sep-21
	Reviewed	Reviewed
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	14,765.19	13,074.71
<u>Adjustments for:</u>		
Share of profit of equity accounted investees (associates)	(5,139.31)	(4,061.25)
Depreciation, amortisation and impairment	299.25	175.77
Impairment on financial instruments (Expected credit loss)	975.74	1,130.63
Share based payments to employees	168.56	303.76
Net gain on fair value changes	(226.59)	(989.86)
Profit on sale of investments and investment properties (net)	(0.64)	(72.03)
Loss on sale of property, plant and equipment (Net)	2.56	0.16
Interest expense	16,311.20	13,185.49
Interest income including surplus from deployment in liquid instruments	(26,267.17)	(22,232.72)
Upfront gain on derecognised (assigned) loans	(372.39)	(239.65)
Operating profit before working capital changes and adjustment for interest received and paid	516.40	275.01
Adjustments for:		
(Increase) / decrease in financial assets and non financial assets	(3,674.16)	851.01
Increase / (decrease) in financial and non financial liabilities	3,122.60	(142.13)
Increase in assets pertaining to insurance business	(5,437.67)	(20,174.54)
Increase in liabilities pertaining to insurance business	2,933.81	18,920.71
Cash used in operations before adjustments for interest received and paid	(2,539.02)	(269.94)
Interest received including surplus from deployment in liquid instruments	25,338.62	23,045.40
Interest paid	(13,235.89)	(10,900.97)
Taxes paid (net of refunds)	(2,571.11)	(2,265.44)
Net cash from operations	6,992.60	9,609.05
(Purchase) / redemption of mutual fund units (net)	(1,486.97)	5,855.24
Loans disbursed (amortised cost) (net)	(30,464.39)	(25,963.69)
Net cash used in operating activities	(24,958.76)	(10,499.40)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment and intangible assets	(34.45)	(43.15)
Proceeds from sale of property, plant and equipment	4.76	1.92
Net cash used in property, plant and equipment and intangible assets	(29.69)	(41.23)
Purchase of investment properties	(231.30)	(1,169.04)
Proceeds from sale of investment properties	29.72	88.75
Net cash used in investment properties	(201.58)	(1,080.29)
(Purchase) of / proceeds on sale of investments (net)	230.52	(5,808.58)
Proceeds from sale of investment in associates	-	210.62
Investments in associates	-	(0.25)
Net cash used in investing activities	(0.75)	(6,719.73)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Share capital - equity	0.86	0.85
Securities premium on issuance of equity shares (net)	719.94	718.27
Proceeds from sale of investments in subsidiary companies	209.05	236.45
Borrowings raised (other than debt securities and subordinated liabilities) (net)	6,324.63	7,369.13
Deposits raised (net)	1,992.49	11,315.96
Proceeds from issuance of debt securities and subordinated liabilities	90,031.82	38,003.72
Repayment of debt securities and subordinated liabilities	(65,902.38)	(34,098.31)
Payment of lease liability	(75.77)	(51.83)
Dividend paid - equity shares	(5,442.70)	(4,169.06)
Change in non-controlling interest	(2,899.32)	(370.97)
Net cash from financing activities	24,958.62	18,954.21
Net increase / (decrease) in cash and cash equivalents (A+B+C)	(0.89)	1,735.08
Add : Cash and cash equivalents as at the beginning of the year	2,255.08	2,628.68
Cash and cash equivalents as at the end of the period	2,254.19	4,363.76

a. During the half year ended, the Group has received dividend income of ₹ 27.73 crore (Previous period ₹ 39.83 crore).

b. Net movement in Borrowings (including Debt Securities), Deposits and Subordinated Liabilities amounting to ₹ 32,446.55 crore (Previous period ₹ 22,590.50 crore) includes fresh issuance, repayments and effect of changes in foreign exchange rates.

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3 The disclosure in terms of Ind AS 108 dealing with "Operating Segment" as specified under Section 133 of the Companies Act, 2013

₹ in crore

PARTICULARS	Quarter ended	Quarter ended	Quarter ended	Half year ended	Half year ended	Year ended
	30-Sep-22	30-Jun-22	30-Sep-21	30-Sep-22	30-Sep-21	31-Mar-22
	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Audited
Segment revenues						
- Loans	15,339.50	13,491.68	12,421.48	28,831.18	24,260.52	48,813.81
- Life insurance	23,301.78	5,953.11	20,591.53	29,254.89	35,890.47	66,786.09
- General insurance	6,039.28	4,093.64	6,095.61	10,132.92	9,524.02	19,637.69
- Asset management	595.09	561.36	589.15	1,156.45	1,132.08	2,238.09
- Others	692.22	194.98	385.82	887.20	524.85	971.99
Total Segment revenues	45,967.87	24,294.77	40,083.59	70,262.64	71,331.94	1,38,447.67
- Unallocated revenues	107.44	12.39	68.86	119.83	171.23	323.11
- Inter-segment	(2,148.02)	(1,113.84)	(1,548.94)	(3,261.86)	(1,902.53)	(2,802.70)
Total revenues	43,927.29	23,193.32	38,603.51	67,120.61	69,600.64	1,35,968.08
Segment results						
- Loans	5,492.01	4,669.75	4,737.77	10,161.76	8,701.44	17,523.84
- Life insurance	400.69	215.76	331.15	616.45	571.87	1,303.18
- General insurance	285.73	98.76	267.73	384.49	267.58	692.62
- Asset management	411.75	372.92	403.75	784.67	776.49	1,519.90
- Others	513.65	29.11	221.72	542.76	222.77	318.18
Total Segment results	7,103.83	5,386.30	5,962.12	12,490.13	10,540.15	21,357.72
- Unallocated	107.44	12.39	68.86	119.83	171.23	323.11
- Share of profit of equity accounted investees (associates)	2,954.26	2,185.05	2,176.64	5,139.31	4,061.25	8,969.79
- Inter-segment	(1,944.30)	(1,039.78)	(1,428.16)	(2,984.08)	(1,697.92)	(2,398.80)
Profit before tax	8,221.23	6,543.96	6,779.46	14,765.19	13,074.71	28,251.82
Segment assets						
- Loans	6,65,359.58	6,51,574.31	5,77,667.10	6,65,359.58	5,77,667.10	6,25,490.95
- Life insurance	2,40,311.66	2,27,108.23	2,04,655.42	2,40,311.66	2,04,655.42	2,37,218.71
- General insurance	29,448.07	26,960.04	27,305.69	29,448.07	27,305.69	28,268.72
- Asset management	6,374.60	6,057.13	5,887.37	6,374.60	5,887.37	6,609.64
- Others	1,228.40	699.35	982.73	1,228.40	982.73	726.29
Total Segment assets	9,42,722.31	9,12,399.06	8,16,498.31	9,42,722.31	8,16,498.31	8,98,314.31
Unallocated						
- Banking	65,856.32	64,596.27	58,784.22	65,856.32	58,784.22	63,207.05
- Others	5,163.55	5,667.19	5,119.15	5,163.55	5,119.15	4,827.84
Total Assets	10,13,742.18	9,82,662.52	8,80,401.68	10,13,742.18	8,80,401.68	9,66,349.20
Segment liabilities						
- Loans	5,65,414.70	5,54,514.09	4,87,627.35	5,65,414.70	4,87,627.35	5,26,910.39
- Life insurance	2,24,041.38	2,13,530.52	1,96,673.44	2,24,041.38	1,96,673.44	2,22,420.60
- General insurance	24,699.06	22,444.84	22,034.35	24,699.06	22,034.35	23,254.50
- Asset management	346.69	384.18	306.14	346.69	306.14	321.26
- Others	179.47	177.97	174.23	179.47	174.23	210.78
Total Segment liabilities	8,14,681.30	7,91,051.60	7,06,815.51	8,14,681.30	7,06,815.51	7,73,117.53
Unallocated						
- Others	843.70	1,519.43	846.00	843.70	846.00	601.33
Total Liabilities	8,15,525.00	7,92,571.03	7,07,661.51	8,15,525.00	7,07,661.51	7,73,718.86
Capital employed						
- Loans	99,944.88	97,060.22	90,039.75	99,944.88	90,039.75	98,580.56
- Life insurance	16,270.28	13,577.71	7,981.98	16,270.28	7,981.98	14,798.11
- General insurance	4,749.01	4,515.20	5,271.34	4,749.01	5,271.34	5,014.22
- Asset management	6,027.91	5,672.95	5,581.23	6,027.91	5,581.23	6,288.38
- Others	1,048.93	521.38	808.50	1,048.93	808.50	515.51
Sub Total	1,28,041.01	1,21,347.46	1,09,682.80	1,28,041.01	1,09,682.80	1,25,196.78
Unallocated						
- Banking	65,856.32	64,596.27	58,784.22	65,856.32	58,784.22	63,207.05
- Others	4,319.85	4,147.76	4,273.15	4,319.85	4,273.15	4,226.51
Total Capital employed	1,98,217.18	1,90,091.49	1,72,740.17	1,98,217.18	1,72,740.17	1,92,630.34

- The Group identifies primary segments based on the dominant source, nature of risks and returns, the internal organisation and management structure. The operating segments are the segments for which separate financial information is available and for which operating profit / loss is evaluated regularly by the Management in deciding how to allocate resources and in assessing performance.
- Loans segment mainly comprises of Group's financing activities for housing and also includes financing of commercial real estate and others through the Corporation including education loans through its wholly-owned subsidiary HDFC Credila Financial Services Limited.
- Asset Management segment includes portfolio management, mutual fund and property investment management.
- Others include project management and investment consultancy.
- The Group does not have any material operations outside India and hence disclosure of geographic segments is not required.

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- 4 The financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 - Interim Financial Reporting, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- 5 The Board of Directors of HDFC Limited ('the Corporation') at its meeting held on April 4, 2022 approved a composite scheme of amalgamation for the amalgamation of: (i) HDFC Investments Limited and HDFC Holdings Limited, wholly-owned subsidiaries of the Corporation, with and into the Corporation and thereafter (ii) the Corporation with and into HDFC Bank Limited ('HDFC Bank') under Sections 230 to 232 of the Companies Act, 2013 and other applicable laws and regulations ('the Scheme'), subject to requisite approvals from various regulatory and statutory authorities and respective shareholders and creditors, as may be required. The share exchange ratio shall be 42 equity shares of face value of ₹ 1 each of HDFC Bank for every 25 equity shares of face value of ₹ 2 each of the Corporation. As per the Scheme, the appointed date for the amalgamation of the Corporation with and into the HDFC Bank shall be the effective date of the scheme. Upon the Scheme becoming effective and based on the shareholding in the Corporation as on the record date, equity shares of HDFC Bank will be issued to the shareholders of the Corporation as per the share exchange ratio specified under the Scheme. Further, equity shares held by the Corporation in HDFC Bank will be extinguished in accordance with the Scheme. The Scheme is subject to the receipt of requisite approvals from the National Company Law Tribunal ("NCLT"), the statutory and regulatory authorities, and the respective shareholders and creditors, under applicable law. The Corporation has since received some of the said approvals, in-principle approvals and no objection letters, subject to certain conditions specified therein.

Subsequently, the Corporation has filed a Joint Company Scheme application with the Hon'ble NCLT in relation to the proposed Scheme. The Hon'ble NCLT has in its order dated October 14, 2022, directed the Corporation and HDFC Bank to convene separate meeting of their respective equity shareholders on November 25, 2022, for the purpose of considering and approving with or without modification, the arrangement detailed in the Scheme.

- 6 During the quarter, the Corporation acquired 97,500 equity shares of HDFC Venture Capital Ltd ("HVCL"), representing 19.50% of its paid-up equity share capital from State Bank of India, pursuant to the above acquisition, HVCL has become a wholly owned subsidiary of the Corporation.
 - 7 During the quarter, the Board of Directors of HVCL and HDFC Property Ventures Limited ("HPVL"), both wholly owned subsidiaries of the Corporation and HDFC Capital Advisors Limited ("HCAL"), subsidiary of the Corporation at their respective meetings held on August 25, 2022, approved a scheme of amalgamation for amalgamation of HPVL and HVCL with and into HCAL under Sections 230 to 232 and other applicable provisions of the Companies Act, 2013, subject to receipt of requisite regulatory and other approvals.
 - 8 On January 1, 2022, HDFC Life Insurance Company Limited ("HDFC Life") subsidiary of the Corporation had acquired 100% stake of Exide Life Insurance Company Limited ("Exide Life"). Subsequent to the acquisition, HDFC Life had filed a scheme of amalgamation with the Hon'ble NCLT for amalgamation of Exide Life into and with HDFC Life.
- The Hon'ble NCLT vide its order dated September 16, 2022 and the Insurance Regulatory Development Authority of India (IRDAI) vide letter dated October 13, 2022 have approved the aforesaid scheme of amalgamation and the scheme is effective date from end of day of October 14, 2022. Accordingly, necessary accounting impact has been considered in the above results.
- 9 During the quarter, the Corporation subscribed to 3,57,94,824 equity shares of HDFC Life at ₹ 558.74 per equity share on a preferential basis in accordance with SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018. Consequently, the equity shareholding of the Corporation in HDFC Life has increased to 48.66%.
 - 10 During the half year ended September 30, 2022, HDFC Asset Management Company Ltd., a subsidiary of the Corporation has incorporated and capitalised its wholly owned subsidiary, HDFC AMC International (IFSC) Limited located in Gujarat International Finance Tec-City (GIFT City).
 - 11 During the previous quarter ended June 30, 2022, the Corporation has sold 2,35,019 equity shares of HDFC Capital Advisors Ltd (HCAL) representing 10% of its fully diluted paid-up equity share capital, resulting in a pre tax adjusted gain of ₹ 171.94 crore. The aforesaid gain has been recognised in Other Equity in accordance with Ind AS - 110 - Consolidated Financial Statements.
 - 12 During the half year ended September 30, 2022, the Nomination and Remuneration Committee of Directors of the Corporation, has approved a grant of 60,28,952 stock options representing 60,28,952 equity shares of ₹ 2 each of the Corporation to eligible employees including whole-time directors.
 - 13 During the quarter ended September 30, 2022, the Corporation allotted 28,60,873 equity shares of ₹ 2 each pursuant to exercise of stock options by certain employees/ whole time directors, under employees stock option schemes formulated by the Corporation.
 - 14 Figures for the previous period have been regrouped wherever necessary, in order to make them comparable.

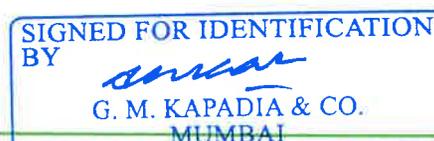
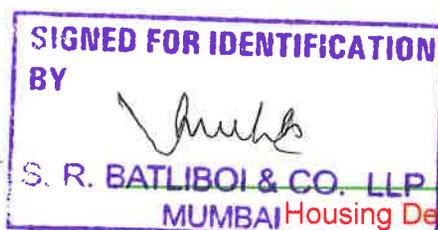
The above results for the quarter and half year ended September 30, 2022 were reviewed by the Audit and Governance Committee of Directors and subsequently approved by the Board of Directors at its meeting held on November 3, 2022, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

The above results for the quarter and half year ended September 30, 2022 have been subjected to a limited review by the Joint Statutory Auditors of the Corporation.

For and on behalf of the Board of Directors


Keki M. Mistry
Vice Chairman & CEO

Place: Mumbai
Date: November 3, 2022



Housing Development Finance Corporation Limited