DEWAN HOUSING FINANCE CORPORATION LTD.

Regd. Office : Warden House, 2nd Floor, Sir P.M. Road, Fort, Mumbai - 400 001

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UNAUDITED FINANCIAL RESULTS

PART I - STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2013

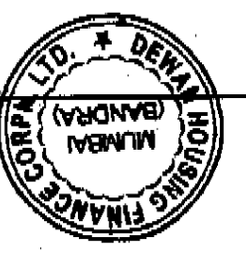
(Rs in lacs)

	PARTICULARS	Quarter Ended			Year Ended (Audited)
		30.06.2013	30.06.2012	31.03.2013 *	31.03.2013 *
1.	(a) Revenue from Operations	112,624.77	73,854.13	172,728.17	412,263.75
	(b) Other Income	39.61	28.35	1,566.55	1,772.24
	TOTAL INCOME	**112,664.38**	**73,882.48**	**174,294.72**	**414,035.99**
2.	**EXPENDITURE**	**96,761.23**	**63,419.34**	**147,873.22**	**352,967.56**
	a. Interest Expenses	83,797.66	55,539.69	133,374.23	311,936.49
	b. Staff Expenses	3,928.18	2,630.32	5,612.96	14,068.80
	c. Other Expenses	8,803.51	5,119.23	8,451.80	26,116.51
	d. Depreciation	231.88	130.10	434.24	845.76
3.	**Profit Before Tax**	**15,903.15**	**10,463.14**	**26,421.50**	**61,068.43**
4.	Provision for Taxation	3,873.00	2,680.00	6,727.95	15,882.95
5.	**Profit After Tax**	**12,030.15**	**7,783.14**	**19,693.55**	**45,185.48**
6.	Paid up Equity Share Capital (Face value `10/- each)	12,832.63	11,707.74	12,821.87	12,821.87
7.	Reserves excluding Revaluation Reserves				310,887.36
8.	Earning per Share (of `10/- each)				
	Basic	9.38	6.66	16.77	38.47
	Diluted	9.35	6.59	16.69	38.30

PART II - SELECT INFORMATION FOR THE QUARTER ENDED JUNE 30, 2013

	PARTICULARS	Quarter Ended			Year Ended (Audited)
		30.06.2013	30.06.2012	31.03.2013 *	31.03.2013 *
	A. Particulars of Shareholding				
	1. Public Shareholding				
	- Numbers of shares	79,470,681	75,922,929	79,404,206	79,404,206
	- Percentage of Shareholding	61.93%	64.85%	61.93%	61.93%
	2. Promoter and Promoter Group Shareholding				
	(a) Pledged/Encumbered				
	- Numbers of shares	NIL	NIL	NIL	NIL
	- Percentage of Shares (as % of total Shareholding of Promoters & Promoter Group)	NIL	NIL	NIL	-
	- Percentage of shares (as a % of total Share Capital of the Company	NIL	NIL	NIL	-
	(b) Non Encumbered				
	- Numbers of shares	48,855,586	41,154,453	48,814,503	48,814,503
	- Percentage of Shares (as % of total Shareholding of Promoters & Promoter Group)	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of total Share Capital of the Company	38.07%	35.15%	38.07%	38.07%

B. Investor Complaints	3 months ended 30.06.2013
Pending at the beginning of the quarter	-
Received during the quarter	8.00
Disposed off during the quarter	8.00
Remaining unresolved at the end of the quarter	-



Notes:

2. The above financial results have been reviewed & recommended by the Audit Committee and subsequently approved by the Board of Directors at their meeting held on 23rd July, 2013.

3. The results for the quarter ended 30th June, 2013 have been subjected to "Limited Review" by the Statutory Auditors of the Company in compliance with the requirement of the Listing Agreement with Stock Exchanges.

4. The main business of the Company is to provide loans for purchase or construction of residential houses and all other activities of the Company revolve around the main business. As such there are no separate reportable segments as specified in Accounting Standard (AS-17) on "Segment Reporting", and under paragraph 29(2) of the Housing Finance Companies (NHB) Directions 2010, which need to be reported.

5. Housing Loans sanctioned by the Company during the quarter ended 30th June, 2013 amounted to ₹ 478,140 lacs as against ₹ 341,026 lacs during the previous corresponding quarter showing an increase of 40% and Disbursements during the quarter ended 30th June, 2013 amounted to ₹ 361,517 lacs as against ₹ 267,633 lacs during the previous corresponding quarter showing an increase of 35%.

6. During the quarter ended 30th June, 2013 the Company has securitized / assigned pool of housing and property loans and managed the joint syndicated loans where banks and others have participated aggregating to ₹ 42,726 lacs. These assets have been de-recognised in the books of the Company. The Company is responsible for collection and getting servicing of the securitized portfolio on behalf of the buyer investor. In terms of the securitization agreement, the Company pays to buyer/investor/participant on monthly basis the collection amount, subject to retention of agreed interest margin for the Company.

7. During the quarter, the Company utilised ₹ 291 lacs (₹ Nil) (net of tax) out of Securities Premium account in accordance with Section 78 of the Companies Act, 1956, towards the proportionate premium payable on redemption of Zero coupon secured redeemable non-convertible debentures.

8. During the quarter, the Company has issued and allotted 107,558 no of Equity shares of ₹ 10/- each, pursuant to exercise of stock options by eligible employees and said shares are ranking pari-passu in all respects including dividend entitlement.

9. Revenue from Operations includes Operational treasury income consist of Income from mutual fund operation ₹ 1,970 lacs (₹ 548 lacs), Profit on sale of investments ₹ 171 lacs (₹ -38 lacs), Income from commodity derivatives ₹ 71.25 lacs (₹ Nil), Dividend Income ₹ Nil (₹ 6.33 lacs).

10. The Earning per share has been computed in accordance with the Accounting Standard on Earning Per Share (AS 20).

11. Provision for Tax includes provision for Deferred Tax for the quarter ended 30th June, 2013, in accordance with the requirements of Accounting Standard (AS-22) on "Accounting for Taxes on Income".

12. Figures for the previous periods/ year have been regrouped, rearranged and reclassified wherever necessary. Results for quarter and year ended 31st March, 2013 includes full year operations and results of erstwhile Subsidiaries amalgamated with Company, therefore the figures not comparable. Figures in brackets are of corresponding previous quarter.

For **DEWAN HOUSING FINANCE CORPORATION LIMITED**

KAPIL WADHAWAN
CHAIRMAN & MANAGING DIRECTOR

Place: Mumbai
Date : 23rd July, 2013

DEWAN HOUSING FINANCE CORPN. LTD. MUMBAI (MAHARASHTRA)