

February 11, 2019

BSE LimitedPhiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai 400 001**BSE Scrip Code: 540709****National Stock Exchange of India Limited**Exchange Plaza, 5th Floor,
Plot No. C/1, G Block, Bandra Kurla Complex,
Bandra (East), Mumbai 400 051**NSE Scrip Symbol: RHFL**

Dear Sir(s),

**Sub.: Statement of Unaudited Financial Results for the quarter and nine months ended
December 31, 2018 and Limited Review Report**

Further to our letter dated February 2, 2019 and pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith a Statement of Unaudited Financial Results for the quarter and nine months ended December 31, 2018 alongwith Limited Review Report submitted by the Statutory Auditors of the Company.

The above financial results were approved by the Board of Directors at their meeting held on February 11, 2019. The meeting of the Board of Directors of the Company commenced at 6:45 p.m. and concluded at 8:50 p.m.

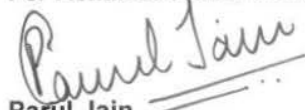
We also enclose herewith the media release of the Company for your information.

We request you to inform your members accordingly.

Thanking you.

Yours faithfully,

For **Reliance Home Finance Limited**



Parul Jain

Company Secretary & Compliance Officer

Encl.: As Above.

Reliance Home Finance Limited

Registered Office: Reliance Centre, South Wing, 6th Floor, Off Western Express Highway, Santacruz (East), Mumbai – 400 055

T +91 22 3303 6000 / F +91 22 3303 6662, E-mail: rhfl.investor@relianceada.com, Website: www.reliancehomefinance.com

Customer Service: T +91 22 3967 1600 / 1800-300-90909 (toll free) / E-mail: customercare@reliancehomefinance.com

CIN: L67190MH2008PLC183216

A RELIANCE CAPITAL COMPANY

Reliance Home Finance Limited
Statement of Unaudited Financial Results for the quarter and nine months ended December 31, 2018

(Rs. in crore except per share data)

Sr. No.	Particulars	Quarter ended		Nine months ended	
		31-Dec-18	30-Sep-18	31-Dec-18	31-Dec-17
		Unaudited	Unaudited	Unaudited	Unaudited
I	Income:				
II	Revenue from operations	514	459	1,377	1,198
	Other income	2	5	14	45
III	Total income (I+II)	516	464	1,391	1,243
IV	Expenses:				
	Employee benefits expense	39	29	98	86
	Finance cost	351	294	931	781
	Depreciation and amortisation expense	#	1	2	1
	Other expenses (net)	38	38	98	182
	Total expenses	428	362	1,129	1,050
V	Profit before tax (III-IV)	88	102	262	193
VI	Tax expense:				
	(1) Current tax	13	2	17	16
	(2) Taxation for earlier years	(2)	-	(2)	(38)
	(3) Deferred tax	22	25	69	84
VII	Net profit after tax (V-VI)	55	75	178	131
VIII	Other comprehensive income (net of tax) *	-	-	-	-
IX	Total comprehensive income	55	75	178	131
X	Earnings per equity share face value of Rs.10 each fully paid up (not annualised)				
	(1) Basic (Rs.) **	1.16	1.55	3.70	4.30
	(2) Diluted (Rs.) **	1.16	1.55	3.70	4.30
XI	Paid-up Equity Share Capital (Face Value of Rs.10 per share)	485	485	485	485

*For quarter ended December 2018 - (Rs.62,72,966), September 2018 - Rs.37,78,295 and December 2017 - (Rs.56,21,848)

*For nine months ended December 2018 - (Rs.48,67,044) and December 2017 - (Rs.36,65,724)

** Based on weighted average no. of shares

Depreciation for the quarter ended December 2018 - Rs.84,01,694 and December 2017 - Rs.67,23,835


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Notes:

1. The Company has adopted Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) (Amendment) Rules, 2016 from April 1, 2018 and the effective date of such transition is April 1, 2017. Such transition has been carried out from the erstwhile Accounting Standards notified under the Act, read with relevant rules issued thereunder and guidelines issued by the National Housing Bank ('NHB') (collectively referred to as 'the Previous GAAP'). Accordingly, the impact of transition has been recorded in the opening reserves as at April 1, 2017. These financial results (including for previous comparative periods presented) have been prepared in accordance with the recognition and measurement principles of Ind AS 34 "Interim Financial Reporting" prescribed under the Act, read with relevant Rules made thereunder. Any guidance / clarifications / directions issued by NHB or other regulators are adopted / implemented as and when issued / applicable.
2. The financial results of the Company for the quarter and nine months ended December 31, 2018 have been subjected to limited review by the Statutory Auditors of the Company.
3. (a) The Statement does not include Ind AS compliant statement of results for the previous year as the same is not mandatory as per SEBI's circular dated July 5, 2016; and

(b) As required by paragraph 32 of Ind AS 101, net profit reconciliation between figures reported, net of tax, under previous GAAP and Ind AS is given below:

(Rs. in crore)		
Ind AS impact on current and previously reported financial results	Nine Months ended Dec. 31, 2017 (Unaudited)	Quarter ended Dec. 31, 2017 (Unaudited)
Net profit as per Previous GAAP (Indian GAAP)	124	46
Add / (Less): Adjustments as per Ind AS:		
Effective Interest Rate (EIR) for financial assets and liabilities recognised at amortised cost/net interest on credit impaired loans	(13)	(1)
Excess Interest Spread gain on assignment transactions	52	25
Expected Credit Loss provision	(33)	(19)
Securitisation expenses upfront booked	(13)	(13)
Reclassification of actuarial gains and losses on employee defined benefit plans to other comprehensive income	1	1
Tax adjustments including reversal of Deferred Tax Liability on Special Reserve [Sec. 36(1)(viii)]	(4)	(4)
Reversal of Goodwill Amortisation	18	6
Other Adjustment	(1)	(1)

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Ind AS impact on current and previously reported financial results	Nine Months ended Dec. 31, 2017 (Unaudited)	Quarter ended Dec. 31, 2017 (Unaudited)
Net profit After Tax as per Ind AS	131	40
Other Comprehensive Income (net of tax) *(Rs. 36,65,724) and **(Rs. 56,21,848)	*	**
Total Comprehensive Income (net of tax) as per Ind AS	131	40

4. The Company is mainly engaged in the housing finance business and all other activities revolve around the main business of the Company. Further, all activities are conducted within India and as such there is no separate reportable segment, as per the Ind AS 108 "Operating Segments" specified under Section 133 of the Act.

5. The Board of Directors of the Company at their meeting held on October 28, 2016 had considered and approved a Scheme of Arrangement between the Company and its holding company viz. Reliance Capital Limited ("the Demerged Company" or "RCap") and their respective Shareholders and Creditors. The Scheme of Arrangement under Sections 391 to 394 of the Companies Act, 1956 (the 'Scheme') for demerger of Real Estate Lending Business of RCap into the Company had been sanctioned by the National Company Law Tribunal, Mumbai Bench vide Order dated August 10, 2017. The Scheme has become effective on September 5, 2017 upon filing with the Registrar of Companies, Maharashtra at Mumbai with effect from April 1, 2017 i.e. Appointed Date.

Pursuant to the Scheme of Demerger, the Company had received Total Assets of Rs.664 crore and Total Liabilities of Rs.590 crore. The Company had issued shares of Rs.253 crore to the shareholders for RCap as consideration for demerger. The difference between net assets transferred and purchase consideration was recognised as goodwill of Rs.179 crore in the books of the Company in F.Y. 2017-18.

6. The Listed Secured Redeemable Non-Convertible Debentures ("Secured NCDs") of the Company aggregating to Rs.6,086 crore as on December 31, 2018 are secured by way of first pari-passu legal mortgage and charge on the Company's immovable property and additional pari-passu charge by way of hypothecation on present and future book debts / receivables, outstanding money (loan book), receivable claims of the Company with other secured lenders for an amount of Rs.5,379 crore, except those book debts and receivables charged / to be charged in favour of National Housing Bank for refinance availed / to be availed from them, of Home Finance Business subject to maintenance of minimum asset coverage of hundred per cent of issue amount and security amounting to Rs.707 crore is provided by way of first pari-passu hypothecation charge on all present and future book debts and business receivables of Company's holding company viz. Reliance Capital Limited (except security created / to be created towards securing term loans and cash credit limits). Business receivables include current assets and investments.



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7. Previous period figures have been regrouped / rearranged wherever necessary.
8. The above results were reviewed by the Audit Committee. The Board of Directors at its meeting held on February 11, 2019 approved the above results and its release.

For Reliance Home Finance Limited



Ravindra Sudhalkar
Executive Director & CEO

Dated: February 11, 2019



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Price Waterhouse & Co Chartered Accountants LLP

To,
The Board of Directors
Reliance Home Finance Limited,
Reliance Centre, South Wing, 6th Floor,
Santacruz (East),
Mumbai – 400 055

1. We have reviewed the unaudited financial results of Reliance Home Finance Limited (the “Company”) for the quarter and nine months ended December 31, 2018 which are included in the accompanying Statement of Unaudited Financial Results for the quarter and nine months ended December 31, 2018 together with the notes thereon (the “Statement”). The Statement has been prepared by the Company pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the “Listing Regulations, 2015”) and SEBI Circular dated July 5, 2016, which has been initialled by us for identification purposes. The Statement is the responsibility of the Company’s management and has been approved by the Board of Directors. Further, the Management is also responsible to ensure that the accounting policies used in preparation of this Statement are consistent with those used in the preparation of the Company’s opening unaudited Balance Sheet as at April 01, 2017 prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies. Our responsibility is to issue a report on the Statement based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (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.
3. 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.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the Statement has not been prepared in all material respects in accordance with Ind AS and other recognised accounting practices and policies, and has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, 2015 and SEBI circular dated July 5, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to:
 - a. Note 1 to the Statement which states that the Company has adopted Ind AS for the financial year commencing from April 1, 2018, and accordingly, the Statement has been prepared by the Company’s Management in compliance with Ind AS.



Price Waterhouse & Co Chartered Accountants LLP, 252, Veer Savarkar Marg, Shivaji Park, Dadar (West)
Mumbai - 400 028

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Registered office and Head office: Plot No. V-14, Block EP, Sector V, Salt Lake Electronic Complex, Bidharnagar, Kolkata 700 091

Price Waterhouse & Co. (a Partnership Firm) converted into Price Waterhouse & Co Chartered Accountants LLP (a Limited Liability Partnership with LLP identity no.: LLPIN AAC-4362) with effect from July 7, 2014. Post its conversion to Price Waterhouse & Co Chartered Accountants LLP its ICAI registration number is 3040266/E-300009 (ICAI registration number before conversion was 3040266).

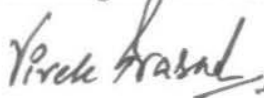
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Reliance Home Finance Limited
Review Report on financial results
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- b. Note 5 to the Statement in respect of the Scheme of Arrangement (Scheme) pursuant to which goodwill amounting to Rs. 179 crores has been recognized. The Company has applied the accounting treatment as prescribed in the Scheme approved by the National Company Law Tribunal, Mumbai Bench, vide its order dated August 10, 2017.

Our conclusion is not modified in respect of these matters.

For Price Waterhouse & Co Chartered Accountants LLP
Firm Registration Number: 304026E/E-300009



Vivek Prasad
Partner
Membership Number: 104941

Place: Mumbai
Date: February 11, 2019

MEDIA RELEASE - Q3 FY19

RELIANCE HOME FINANCE REPORTS STABLE GROWTH IN PROFITABILITY

TOTAL INCOME AT RS. 516 CRORE (US\$ 74 MILLION) - UP 22%

PROFIT BEFORE TAX AT RS. 88 CRORE (US\$ 13 MILLION) - UP 30%

ASSETS UNDER MANAGEMENT AT RS. 18,288 CRORE (US\$ 2.6 BILLION) - UP 24%

CAPITAL ADEQUACY RATIO WAS AT 18.8% WITH TIER I CAPITAL AT 12.7%

GROSS NPA RATIO STOOD AT 0.9% AS ON DECEMBER 2018

Mumbai, February 11, 2019: Reliance Home Finance Ltd. (RHFL), a subsidiary of Reliance Capital Ltd., announced its financial results for the **quarter ended December 31, 2018**. The key highlights are:

- For Q3 FY19, the **Total Income** was **Rs. 516 crore (US\$ 74 million)**
- Network expanded to **59 cities** catering to approx. **140 locations**

“Q3 FY19 has been a good quarter for us and we continued on the path of profitable growth. RHFL has a clear focus on expanding the book along with a robust growth in the net worth, without compromising on the asset quality. The Company will continue to make valuable investments in people, processes and technology to empower the customer and enable the sustainability of the business for delivering robust shareholder returns”, said **Mr. Ravindra Sudhalkar, ED & CEO, Reliance Home Finance.**

Shareholding Pattern as on December 31, 2018:

Category	No. of Shares	Shareholding
Promoters	36,37,51,491	74.99%
Foreign Investors - FIIs, NRIs and others	2,84,92,717	5.87%
Domestic institutions / Banks / Mutual Funds	2,81,03,366	5.79%
Indian Public and others	6,47,11,244	13.34%
Total - 8.6 lakh shareholders	48,50,58,818	100.00%

About Reliance Home Finance Limited

www.reliancehomefinance.com

Reliance Home Finance Limited (RHFL) (BSE:540709, NSE:RHFLEQ), part of Reliance Capital, is one of the country's leading private sector Home Loan Companies, incorporated in the year 2008.

RHFL provides a wide range of solutions like Home Loans, Affordable Housing loans, LAP and Construction Finance. The Company also provides property services that help customers find their dream homes / properties.

As on March 31, 2018, RHFL had a Net Worth of Rs. 1,744 crore (US\$ 256 million) and Assets Under Management of more than Rs. 16,000 crore (US\$ 2.4 billion).

The Company has a strong distribution network with approx. 140 locations, through a “hub and spoke” model, across the country.

For more information visit www.reliancehomefinance.com

 /RelianceHF

 @RelianceHF

For New Loans & Service Queries, please contact:

Customer Care Number: 1800-300-90909 (Toll Free) / 022-39671600

Email: customercare@reliancehomefinance.com

About Reliance Capital

www.reliancecapital.co.in

Reliance Capital Limited, a part of the Reliance Group, is one of India’s leading private sector financial services companies. It ranks amongst the top private sector financial services and banking groups, in terms of net worth. The Company is a constituent of MSCI Global Small Cap Index.

Reliance Capital has interests in asset management and mutual funds, life, health and general insurance, commercial and home finance, stock broking, wealth management services, distribution of financial products, asset reconstruction, proprietary investments and other activities in financial services.

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For media queries, please contact:

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