LIC HOUSING FINANCE LTD.

UNAUDITED FINANCIAL RESULTS (STANDALONE) FOR THE QUARTER / SIX MONTHS ENDED SEPTEMBER 30, 2010

(Rupees in Lacs)

Particulars	3 Months ended		6 Months ended		Year ended
	30/09/2010	30/09/2009	30/09/2010	30/09/2009	31/03/2010
	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1. a. Income from Operations	104292.58	78467.97	201447.80	152972.59	328266.56
b. Other Operating Income	5729.11	5021.39	9819.31	8535.39	17357.56
Total Income	**110021.69**	**83489.36**	**211267.11**	**161507.98**	**345624.12**
2. **Expenditure**					
a. Interest Expenditure	73782.60	59785.01	141505.67	116870.90	239572.65
b. Employees cost	1652.05	1435.86	3140.92	2425.69	4848.70
c. Depreciation	156.95	159.36	309.36	303.29	636.95
d. Advertisement Expenses	268.43	144.21	314.39	359.74	1723.92
e. Commission and Brokerage	1924.87	1743.89	3204.31	2724.08	6711.52
f. Provisions / Write off (Net of write back)	27.49	(4173.78)	920.63	(3176.40)	(2843.87)
g. QIP issue expenses	0.00	957.22	0.00	957.22	960.08
h Other Expenditure	1028.96	1076.13	2005.00	1969.18	4226.99
Total	**78841.35**	**61127.90**	**151400.28**	**122433.70**	**255836.94**
3. **Profit from Operations before Other Income & Exceptional Items (1-2)**	**31180.34**	**22361.46**	**59866.83**	**39074.28**	**89787.18**
4. Other Income	723.16	418.25	970.78	585.71	1339.44
5. **Profit from ordinary activities before Tax (3+4)**	**31903.50**	**22779.71**	**60837.61**	**39659.99**	**91126.62**
6. Tax Expense	8482.61	5655.07	16214.99	10151.66	24909.01
7. **Net Profit after Tax (5-6)**	**23420.89**	**17124.64**	**44622.62**	**29508.33**	**66217.61**
8. Paid-up Equity Share Capital (Face value Rs.10/-)	9493.26	9493.26	9493.26	9493.26	9493.26
9. Paid-up Debt Capital	-	-	3923025.01	2916609.17	3475815.68
10. Reserves as at 31st March	-	-	-	-	329267.60
11. Earning Per Share (EPS) Basic and Diluted Earning Per Share before Extraordinary items for the period, for the year to date and for the previous year (Rs.)	24.67	19.96	47.00	34.57	73.46
12. Debenture Redemption Reserve	-	-	-	-	-
13. Debt Equity Ratio	-	-	10.51	9.45	10.56
14. Debt Service Coverage Ratio	-	-	0.39	0.35	0.33
15. Interest Service Coverage Ratio	-	-	1.43	1.34	1.38
16. Public Shareholding					
- Number of Shares	60244101	60244101	60244101	60244101	60244101
- Percentage of shareholding	63.46%	63.46%	63.46%	63.46%	63.46%
17 Promoters and promoter group Shareholding					
a. Pledged / Encumbered					
- Number of Shares	NIL	NIL	NIL	NIL	NIL
- Percentage of shares (as a % of the total shareholding of promoter group)	NIL	NIL	NIL	NIL	NIL
- Percentage of shares (as a % of the total share capital of the Company)	NIL	NIL	NIL	NIL	NIL
b. Non - encumbered					
- Number of Shares	34688499	34688499	34688499	34688499	34688499
- Percentage of shares (as a % of the total shareholding of promoter group)	100%	100%	100%	100%	100%
- Percentage of shares (as a % of the total share capital of the Company)	36.54%	36.54%	36.54%	36.54%	36.54%

STATEMENT OF ASSETS AND LIABILITIES (STANDALONE)

Particulars	As at 30/09/2010	As at 30/09/2009
	Unaudited	Unaudited
SHAREHOLDERS' FUNDS:		
a. Capital	9499.63	9499.63
b. Reserves and Surplus	373890.22	309218.29
LOAN FUNDS	3923025.02	2916609.17
TOTAL	**4306414.87**	**3235327.09**
FIXED ASSETS	4774.32	3523.09
LOANS	4338492.02	3188989.09
INVESTMENTS	72536.18	32882.33
DEFERRED TAX ASSET	9535.36	9267.70
CURRENT ASSETS , LOANS AND ADVANCES		
a. Cash and Bank balances	16571.17	81027.27
b. Other Current Assets	28200.49	22512.84
c. Loans and Advances	42033.48	65259.88
Less: Current Liabilities and Provisions		
a. Liabilities	180030.49	144560.51
b. Provisions	25697.66	23574.60
TOTAL	**4306414.87**	**3235327.09**

Notes :

1 The main business of the Company is to provide loans for purchase or construction of residential houses. All other activities of the Company revolve around the main business and accordingly there are no separate reportable segments, as per the Accounting Standard on 'Segment Reporting' (AS 17) issued by the Institute of Chartered Accountants of India / notified under the Companies (Accounting Standards) Rules 2006.

2 Other Operating Income for the half year ended September 30, 2010 includes Income from Investments in various Liquid schemes of Mutual Funds Rs.2569.51 Lacs (Previous period Rs.2835.16 lacs), Interest on Bank Deposits Rs.6.55 Lacs (Previous period Rs.40.71 Lacs) and Residual income on PTC Rs.11.86 Lacs (Previous period Rs. 39.57 lacs).

3 The effect of agreement with Nomura Asset Management Strategic Investment Pte. Ltd. for sale of shares of LIC Mutual Fund Asset Management Company Limited and LIC Mutual Fund Trustee Company Private Limited for approved consideration of Rs. 13840.00 lacs approx has not been given pending procedural requirements.

4 Current Liabilities include Temporary Book Overdraft of Rs.75654.87 lacs (Previous period Rs.62199.14 Lacs), which represents cheques issued towards disbursement to borrowers and cheques issued for payment of expenses, but not encashed as on September 30, 2010.

5 At 21st Annual General Meeting of the Shareholders of the Company held on July 15, 2010 , dividend of Rs.15/- per equity share of Rs.10/-each was declared and the same was paid subsequently.

6 There were no investor complaints that were unresolved as on July 1, 2010. During the quarter, the Company received 46 investor complaints, all of which have been resolved by the end of the quarter.

7 Figures for the previous period / year have been regrouped / reclassified / restated wherever necessary to make them comparable with figures of the current period ende September 30, 2010.

8 The above results for the quarter / six months ended September 30, 2010 which have been subject to a Limited Review by the Auditors of the Company, were reviewed and recommended by the Audit Committee of Directors and subsequently approved by the Board of Directors at its meeting held on October 14, 2010, in terms of Clause 29 of the Debt Listing Agreement & Clause 41 of the Equity Listing Agreement.

For and on behalf of the Board

Place : Mumbai
Date :October 14, 2010

T. S. Vijayan
Chairman